

To: Finance, Resources and Customer Services Policy Board

On: 18 April 2024

Report by: The Director of Finance and Resources and the Director of Environment, Housing and Infrastructure

Heading: Contract Award: Our Lady of Peace Primary School Rewire (RC-CPU-23-190)

1. **Summary**

- 1.1 The purpose of this report is to seek approval of the Finance, Resources and Customer Services Policy Board to award a Works Contract for Our Lady of Peace Primary School Rewire to A. Alexander & Son (Electrical) Limited.
- 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 for a below Regulated (Works) contract using the Open Procedure.
- 1.3 A Contract Strategy was approved by the Interim Corporate Procurement Manager on 18 December 2023 and the Head of Facilities and Property Services on 17 December 2023.
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2. **Recommendations**

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

- (a) Authorises the Head of Corporate Governance to award a Works Contract in the form of SBCC Standard Building Contracts Without Quantities 2011 Edition, for Our Lady of Peace Primary School Rewire in respect of the main works (RC-CPU-23-190) to A. Alexander & Son (Electrical) Limited.
 - (b) Authorises the award of the Contract for the Tendered Total (Approved Contract Value) of £533,914.28 excluding VAT.
 - (c) Notes that the Date of Possession is anticipated to be 28 June 2024, and the Date for completion is anticipated to be 13 August 2024. The actual dates will be confirmed in the Council's Letter of Acceptance to A. Alexander & Son (Electrical) Limited.
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3. **Background**

- 3.1 This procurement exercise is for the appointment of a competent and experienced contractor to carry out an electrical rewire within Our Lady of Peace Primary School. The rewiring will include General Electrical services rewire upgrades: renewal mains Low Voltage distribution, Low Voltage containments, small power, lighting, emergency lighting, external lighting, lighting controls, CCTV installation etc. The school will be unoccupied for duration of the site works over the school holiday period.
- 3.2 To initiate this procurement process, a Contract Notice was published on the Public Contracts Scotland advertising portal on 18 December 2023 with the tender documentation available for downloading from the Public Contracts Scotland - Tender portal from this date.
- 3.3 During the live tender period, eight organisations expressed an interest in the tender. By the closing date set for the return of electronic tender submissions, 12 noon on Monday 5 February 2024, three organisations submitted responses, one declined to respond, and four organisations did not respond.
- 3.4 In accordance with the Council's Standing Order relating to Contracts standing order 11.5, Tenderers were required to complete a Single Procurement Document (SPD) to be submitted along with their tender submission. All three tender submissions were evaluated against a pre-determined set of Criteria in the form of the SPD by representatives from the following Council services: Property Services, the Corporate Procurement Unit, Corporate Risk and Corporate Health & Safety.

3.5 All three tender submissions received complied with the minimum selection criteria of the SPD. The three tender submissions were each then evaluated against the Award Criteria of 60% Quality and 40% Price.

3.6 The scores relative to the Award Criteria for each of the three tender submissions are noted below:

Tenderer	Price (40%)	Quality (60%)	Total (100%)
A. Alexander & Son (Electrical) Limited	35.70%	51.25%	86.95%
OCS M&E Services Limited	40.00%	45.00%	85.00%
Clark Contracts Limited	22.07%	50.00%	72.07%

3.7 The evaluation of tender submissions received identified that the tender submission by A. Alexander & sons (Electrical) Limited was the most economically advantageous tender.

3.8 The form of Contract is SBCC Standard Building Contracts Without Quantities 2011 Edition (SBC/XQ/Scot), incorporating the Employer's Amendments.

3.9 The costs for the Our Lady of Peace Primary School Rewire will be met through the Capital Lifecycle Maintenance Budget.

3.10 Community Benefits were requested as part of the procurement process and A. Alexander & Sons (Electrical) Limited confirmed that the following Community Benefit would be made available to the Council for this Contract.

Community Benefit Outcome Description	No of People / Activities
Work Experience Placement for an Individual 16+ years of age	2
Non-Financial support for a Community Project/Group	2

Implications of the Report

1. **Financial** - The cost for these works will be £533,914.28 excluding VAT and will be met by the Capital Lifecycle Maintenance Budget.

2. **HR & Organisational Development-** None directly arising from this report.
3. **Community/Council Planning –**
 - **Place-** Working with partners to ensure our neighbourhoods are safe, vibrant and attractive places to live.
 - **Fair-** Raising educational attainment while ensuring equity for all our children and young people. Tenderers were assessed within the procurement process regarding their approach to Fair Work First throughout their organisation and supply chain i.e. payment of living wage, training and development opportunities and effective voice.
 - **Living our Values-** Ensuring Renfrewshire Council delivers Best Value for our citizens and customers, that we are a well governed, effective organisation.
 - **Economy-** Creating sustainable employment opportunities, ensuring that all people can benefit from the inclusive growth in Renfrewshire. A. Alexander & Son (Electrical) Limited has committed to deliver Community Benefits as set out within 3.10 of this report.
 - **Green-** Working across partners and communities to deliver the priority areas highlighted in our Plan for Net Zero, working towards a net zero Renfrewshire by 2030.
4. **Legal-** The Procurement of this Contract was conducted as a below Regulated (Works) Open Procedure in accordance with the Council's Standing Orders Relating to Contracts.
5. **Property/Assets-** The contract will facilitate the rewire of Our Lady of Peace Primary school which will ensure that the Council's assets are upgraded to a proper standard and maintained in a manner that complies with statutory regulations.
6. **Information Technology-** None directly arising from this report
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-** A. Alexander & son (Electrical) Limited 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-** A. Alexander & son (Electrical) Limited insurances have been assessed and evaluated to confirm that they meet the minimum requirement regarding insurance risk.
11. **Privacy Impact-** None directly arising from this report.
12. **Cosla Policy Position-** None directly arising from this report.
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 high risk.
 - **Carbon Energy Consumption** – The contractor will be required to consider energy saving measures where possible. As part of the rewire all lighting is being changed to low energy LEDs.
 - **Waste Production** – Contractor will be required to consider waste reduction and recycling measures while undertaking these works. Contractors are required to provide details of their proposed Waste Carrier.

List of Background Papers

- (a) None

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