

To: Finance, Resources and Customer Services Policy Board

On: 13 June 2024

Report by: The Director of Finance & Resources and Chief Executive's Services

Heading: Contract Award: Linwood On-X: Refurbishment of Hockey Pitch (RC-CPU-23-275)

1. **Summary**

- 1.1 The purpose of this report is to seek approval of the Finance, Resources and Customer Service Policy Board to award a Works Contract for the Linwood On-X: Refurbishment of Hockey Pitch (RC-CPU-23-275) to Allsports Construction & Maintenance Limited.
 - 1.2 The recommendation to award the SBCC Design and Build Contract follows a procurement exercise conducted in accordance with the Council's Standing Orders Relating to Contracts 01 January 2024 for a below Quick Quote procedure for a works contract.
 - 1.3 A Contract Strategy was approved by the Programme Director (City Deal & Infrastructure) and the Strategic Commercial Category Manager on 05 April 2024.
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2. **Recommendations**

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

- (a) authorises the Head of Corporate Governance to award a Building Contract in the form of SBCC Design and Build Contract for use in Scotland (DB/Scot) (2011 Edition) as supplemented by the Employer's Amendments for Linwood On-X: Refurbishment of Hockey Pitch (RC-CPU-23-275) to Allsports Construction & Maintenance Limited.
 - (b) authorises the Contract Sum of £456,224.41 excluding VAT.
 - (c) authorises a contingency spend of £89,766.00 excluding VAT, which equates to 19.68% of the Contract Sum.
 - (d) authorises a total Approved Contract Value of £545,990.41 excluding VAT (which is the total of the Contract Sum plus the contingency spend).
 - (e) notes that the Date of Commencement of the Works is anticipated to be 15 July 2024 and the Date of Completion of the Works is anticipated to be 04 October 2024. Any changes to these dates will be confirmed in the Council's Letter of Acceptance to Allsports Construction & Maintenance Limited.
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3. **Background**

- 3.1 The Council requires to replace the existing hockey pitch at the On-X sports centre in Linwood, which has reached end of life. This Contract is part of the Council's commitment to improve external sport facilities in Renfrewshire as part of the cultural infrastructure programme. Along with the recent investment in the running track at On-X to support Kilbarchan Amateur Athletics Club (KAAC), investment to upgrade the hockey pitch will support local Renfrewshire based teams such as Kelburne Hockey Club (KHC) and further support sport development in Renfrewshire.
- 3.2 The current pitch is only suitable for lower-level hockey leagues and therefore, KHC is no longer able to train and play senior team matches in Renfrewshire, and are instead based at Glasgow Green. The Council is keen to attract KHC, a very successful club, back to Renfrewshire. KHC is the only club in Renfrewshire with a children's development section, which currently loses out on promising young local talent if they cannot travel to Glasgow for training.
- 3.3 This Contract will replace the existing pitch with a system capable of meeting Federation for International Hockey (FIH) standards. The successful Contractor will be required to uplift the existing hockey pitch

carpet and underlay and replace with new pitch and carpet system. There is also a requirement to replace the floodlighting with LED bulbs.

- 3.4 7 organisations were invited to submit a quote on 05 April 2024 and the tender documentation was available for downloading from the Public Contracts Scotland – Tender portal from this date.
- 3.5 The Contract was tendered using the Quick Quote procedure for a works contract in accordance with the Council’s Standing Orders relating to Contracts 01 January 2024.
- 3.6 By the closing date set for tender submissions, 12 noon on 03 May 2024, 4 organisations submitted a tender response.
- 3.7 In accordance with section 11.5 of the Council’s Standing Orders Relating to Contracts 01 January 2024, Bidders were required to complete a Single Procurement Document (Scotland) (SPD) to be submitted with their tender submission. All 4 tender submissions were evaluated against a predetermined 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.
- 3.8 The 4 tender submissions received, complied with the minimum selection criteria of the SPD.
- 3.9 The 4 tender submissions were each evaluated against the Award Criteria of 55% Quality and 45% Price. The panel for the evaluation of the quality criteria included representatives from the Scottish Hockey and Kelburne Hockey Club.
- 3.10 The scores relative to the Award Criteria for the 4 tender submissions are noted below:

Tenderer	Quality (55%)	Price (45%)	Total Score
Allsports Construction & Maintenance Limited	50.75%	31.34%	82.09%
Fairways Sportsgrounds Limited	37.00%	40.92%	77.92%
Sportex Group Limited	30.75%	45.00%	75.75%
Tony Patterson Sportsgrounds Ltd	29.25%	30.90%	60.15%

- 3.11 Following the evaluation of tender submissions received the Tender Submission submitted by Allsports Construction & Maintenance Limited was the most economically advantageous tenderer.
- 3.12 Standing Order 26.3 of the Council’s Standing Orders relating to Contracts 1 January 2024 allows for the use of Post Tender Negotiation (PTN) to be used to refine and improve the most economically advantageous tender offered. The Allsports Construction & Maintenance Limited tender submission contained a genuine error in rates. This error was held for evaluation purposes in accordance with the conditions of the Invitation to Tender (ITT). The Council invited the recommended Tenderer to correct the genuine error in their price submission, using PTN, which revised the tendered Contract Sum, improving value for money (VfM) and bringing the tender submission within the Contract budget.
- 3.13 The Form of Contract is SBCC Design and Build Contract for use in Scotland (DB/Scot) (2011 Edition) as supplemented by the Employer’s Amendments.
- 3.14 Community Benefits were requested as part of the procurement process and Allsports Construction & Maintenance Limited confirmed that the following Community Benefits would be made available to the Council for this Contract:

Community Benefit Description	No of People/ Activities
Financial Support for a Social Enterprise within Renfrewshire	2

Implications of the Report

1. **Financial**
The cost for this Building Contract will be up to £545,990.41 exclusive of VAT met by the Capital General Services budget. Date of Commencement of the Works is anticipated to be 15 July 2024 until 04 October 2024.
2. **HR & Organisational Development**
None arising directly from this report.

3. **Community/Council Planning**

Place:

- Working together to ensure our neighbourhoods are safe, vibrant, and attractive places to live.
- Developing our relationships with and working alongside communities on decisions that affect them.
- Delivering strong universal services for everyone.

Economy:

- Linking opportunities to enhance economic benefits for Renfrewshire.
- Ensuring that all people can benefit from the inclusive growth in Renfrewshire.
- Equipping all children and young people to achieve success in life.

Fair:

- Reducing inequalities.
- Supporting improved health and wellbeing for our citizens.
- Creating inclusive and supportive learning environments for children and young people.

Green:

- Protecting, enhancing, and supporting equal access to nature across all our communities.

Living our Values:

- Ensuring our organisation is financially sustainable.
- Delivering Best Value for our citizens and customers.

4. **Legal**

The Procurement of this Contract was conducted as a below GPA Quick Quote procedure relating to a works contract in accordance with the Council's Standing Orders Relating to Contracts 1 January 2024.

5. **Property/Assets**

The Contract will facilitate the replacement of the Hockey Pitch at the ON-X, Linwood that will ensure the Council's assets are upgraded and maintained to a proper standard.

The use of the hockey pitch is leased to Renfrewshire Leisure Limited, trading as OneRen (OneRen) therefore a Licence for Works requires to be agreed between the Council and OneRen prior to the construction works commencing.

6. **Information Technology**

None arising directly 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**

Allsports Construction & Maintenance Limited's health and safety credentials were evaluated by Corporate Health and Safety and met the Council's requirements regarding health and safety.

9. **Procurement**

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

10. **Risk**

Allsports Construction & Maintenance Limited's insurances have been assessed and evaluated to confirm that they meet the requirements regarding insurance risk.

The project team reports on the project through the existing City Deal and Infrastructure (CD&I) Programme Board and maintains a risk register, which is reviewed and updated regularly.

Any risks, issues and changes encountered on this Contract will be reported, managed and approved as required by relevant officers in accordance with the CD&I Programme Board governance arrangements.

11. **Privacy Impact**

None arising directly from this report.

12. **Cosla Policy Position**
None arising directly from this report.

13. **Climate Risk**
The level of impact associated with works connected with the Contract has been assessed using the Scottish Government Sustainability Test and is considered to be low risk.

List of Background Papers

(a) None

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