



To: Finance, Resources and Customer Services Policy Board

On: 06 June 2018

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

Heading: Contract Award: Reroofing Contracts for St Catherine's Primary School, Houston Primary School and Renfrewshire House (RC-CPU-17-178).

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 three works Contracts for the Reroofing at St Catherine's Primary School (Lot 1), Houston Primary School (Lot 2) and Renfrewshire House (Lot 3) to ENGIE Regeneration Limited.
- 1.2 The recommendation to award these three works Contracts follows a procurement exercise which was conducted in accordance with the Council's Standing Orders relating to below Regulated and EU threshold Works Contracts.
- 1.3 A Contract Strategy for these three contracts was approved by the Strategic Procurement Manager and the Head of Property Services on 29 March 2018.

2. Recommendations

- 2.1 It is recommended that the Finance, Resources and Customer Services Policy Board:
- (a) authorise the Head of Corporate Governance to award Contracts for the Reroofing Contracts for: Lot 1. St Catherine's Primary School; Lot 2 Houston Primary School and Lot 3 Renfrewshire House, to ENGIE Regeneration Limited;
 - (b) authorise the award of each Contract respectively for the following values of £610,405.93 for Lot 1, £855,031.86 for Lot 2 and £423,442.62 plus 10% risk allowance for Lot 3, all values are excluding VAT and;
 - (c) note the total contract period is intended to be; for Lot 1 contract 16 weeks, for Lot 2 contract 20 weeks and for Lot 3 contract 12 weeks. The actual start dates for each contract will be confirmed in the respective Letter of Acceptance.
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3. Background

- 3.1 A central requirement of Property Services section within Finance and Resources is to ensure the Council properties, facilities and assets are of a proper standard, are properly maintained in a manner that complies with statutory legislation and that the appropriate records are maintained. As part of the Council's continuing strategy to upgrade existing premises, it has been agreed to undertake the reroofing works at the following locations St Catherine's Primary School, Houston Primary School and Renfrewshire House.
- 3.2 A contract notice for all three contracts was published on the Public Contract Scotland advertising portal on 03 April 2018 with the tender documentation available for downloading from the Public Contract Scotland – Tender platform.

3.3 During the tendering period twenty-two (22) companies expressed an interest in these opportunities. By the tender return date, 27 April 2018, four (4) companies declined to respond, four (4) submitted a response and fourteen (14) failed to respond.

Three (3) companies submitted a response for Lot 1, two (2) companies submitted a response for Lot 2 and two (2) companies submitted a response for Lot 3. Tenderers had the option to bid for one, two or all three lots.

3.4 In accordance with Standing Order 11.5 all four (4) tender submissions were evaluated against a pre-determined set of criteria in the form of the European Single Procurement Document (ESPD) by representatives from Property Services, the Corporate Procurement Unit, Corporate Risk and Corporate Health & Safety. All four (4) tender submissions confirmed compliance with the minimum selection criteria set within the ESPD and progressed to the Award stage with Quality Criteria which was based on a weighting of 65% Quality and 35% Price for each individual Lot.

3.5 The scores relative to the Award Criteria for each of the three (3) lots are noted below.

Lot 1 – St Catherine’s Primary School

	Quality (65%)	Price (35%)	Total (100%)
ENGIE Regeneration Limited	57.25%	28.06%	85.31%
City Gate Construction (Scotland) Limited	51.25%	31.98%	83.23%
Braedale Roofing Ltd	27.50%	35.00%	62.50%

Lot 2 – Houston Primary School

	Quality (65%)	Price (35%)	Total (100%)
ENGIE Regeneration Limited	57.25%	31.12%	88.37%
City Gate Construction (Scotland) Limited	51.25%	35.00%	86.25%

Lot 3 – Renfrewshire House

	Quality (65%)	Price (35%)	Total (100%)
ENGIE Regeneration Limited	52.25%	32.99%	85.24%
Sennit Construction Ltd	10.90%	35.00%	45.90%

- 3.6 The evaluation of tender submissions received identified that the tender submission by ENGIE Regeneration Limited was the most economically advantageous tender submission for each of the three (3) lots.
- 3.7 A capital budget of £635,000.00 was made available for Lot 1. Based on the tender submitted by ENGIE Regeneration Limited this represents a non-cashable saving of £24,594.07.
- 3.8 A capital budget of £870,000.00 was made available for Lot 2. Based on the tender submitted by ENGIE Regeneration Limited this represents a non-cashable saving of £14,968.14.

3.9 A capital budget of £600,000.00 was made available for Lot 3. Based on the tender submitted by ENGIE Regeneration Limited this represents a non-cashable saving of £134,213.11.

3.10 Community Benefits were sought as part of this contract, ENGIE Regeneration Limited have committed to the following under this Contract:

Community Benefit Description	No of People / Activity
New Entrant	1
New Entrant from a target key priority group	1
Work Experience Placements (16+ years of age)	4
Further Education Visits	1
School Visits	2
Careers Event	2
S/NVQ (or equivalent) for existing employee	1
Supply Chain briefings with SME's	1
Meet the buyer events	1
Mentoring / business support for a third sector organisation	2
Non-financial support for a Community Project	1
Financial support for a Community Project	5

Implications of the Report

1. Financial

The cost for these projects will be met through the Property Services capital budget.

2. HR & Organisational Development

No TUPE implications.

3. Community/Council Planning

- Our Renfrewshire is fair –Tenderers were assessed within this procurement process in regards to their approach to ensuring fair

working practices throughout their organisation and supply chain i.e. payment of the living wage, training and development opportunities etc.

- Our Renfrewshire is safe – A central requirement of the Property Services department is to ensure that Council operated property, facilities and assets are properly maintained in a manner that complies with existing statutory legislation (Statutory Compliance) and that appropriate records are retained.
- Creating a sustainable Renfrewshire for all to enjoy – ENGIE Regeneration Limited has committed to deliver a number of Community Benefits as detailed within section 3.10 of this report.

4. **Legal**

The procurement of this Contract was conducted in accordance with Council's Standing Orders relating to Contracts.

5. **Property/Assets**

These Contract awards will provide will provide the replacement of the roof for three Council's buildings: St Catherine's Primary School, Houston Primary School and Renfrewshire House. The replacement of each roof will ensure a weather-tight and safe environment for staff, pupils and members of the public.

6. **Information Technology**

No Information Technology implications 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**

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

10. **Risk**

ENGIE Regeneration Limited's insurances have been assessed and evaluated and confirm that they will meet the minimum requirements regarding insurable risk.

11. **Privacy Impact**

No Privacy Impact implications have been identified or are anticipated.

12. **Cosla Policy Position**

No Cosla Policy Position implications have arisen or are anticipated.

List of Background Papers

(a) Not Applicable

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