
To: Procurement Sub Committee

On: 14th September 2016

Report by:

**Joint Report
by
The Chief Executive and Director of Finance and Resources**

Heading:

**Contract Authorisation Report For
St Margaret's Primary School Re-roofing and Rewire**

RC/OC/178/16

1. Summary

- 1.1 The purpose of this report is to seek the approval of the Procurement Sub Committee to award a Standard Building Contracts without Quantities for use in Scotland (SBC/XQ/Scot) 2011 Edition for re-roofing and rewiring works at St Margaret's Primary School, Buchanan Street, Johnstone, PA5 8RY.
- 1.2 This procurement exercise has been conducted in accordance with Renfrewshire Council's Standing Orders Relating to Contracts for below EU Threshold Works contracts.
- 1.3 A Contract Strategy was prepared by the Corporate Procurement Unit and approved by the Strategic Commercial and Procurement Manager and the Head of Property Services on the 18th January 2016 for the re-roofing of Lochwinnoch and Inchinnan re-roofing, due to the similarity of the requirement

and addendum to this strategy was prepared to include the works at St Margaret's was approved by the Strategic Commercial and Procurement Manager and the Head of Property Services on 30th June 2016.

2. Recommendations

- 2.1 It is recommended that the Procurement Sub Committee authorise the Head of Corporate Governance to award the contract for St Margaret's Primary School Re-roofing and Rewire RC/OC/178/16, to Keepmoat Regeneration Limited.
 - 2.2 The value of the Contract is £643,751.67, excluding VAT.
 - 2.3 The Date of Possession of the Site is anticipated to be mid October 2016. The Date for Completion of the Works is programmed to be 16 weeks from the Date of Possession of the Site. The actual dates will be confirmed in the Council's Letter of Acceptance.
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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 St Margaret's Primary School was identified as requiring remedial roofing works due to the majority of its roof coverings being beyond their useful economic life. Where repairs have been carried out in the past, these have been undertaken on an ad hoc reactive basis. It is the intention to standardise the condition of roofs to provide a maintenance free environment and, where possible, to upgrade the thermal properties to meet current regulatory standards. In addition to the roofing work, the electrical system in the School requires to be rewired including upgraded lighting and containment installation.
- 3.3 The contract was tendered in accordance with Renfrewshire Council's Standing Orders Relating to Contracts for below EU Threshold Works contracts.
- 3.4 A contract notice was published on the Public Contracts Scotland advertising portal on 8th July 2016. Eighteen suppliers expressed an interest in the tender, with five suppliers submitting a response by the deadline for submissions of 12 noon on 2nd August 2016.
- 3.5 The five tender submissions were evaluated against a pre-determined set of criteria in the form of the European Single Procurement Document by

representatives from Corporate Procurement Unit, Corporate risk, Corporate Health & Safety and Finance and Resources.

All tenders met the Bid Selection Criteria and were evaluated against a set of award criteria which was based on a price/quality ratio of 55%/45%

The relative Scores awarded to the Tenderers are as follows:

	Price (55%)	Quality (45%)	Total (%)
Keepmoat Regeneration Limited	51.18	37.75	88.93
Clark Contracts Ltd	51.77	32.35	84.12
MPMH Construction Ltd	55.00	21.77	76.77
W H Kirkwood Ltd	53.73	19.85	73.58
Electrical and Data Systems Ltd	50.16	21.05	71.21

- 3.6 It is recommended that the contract is awarded to Keepmoat Regeneration Limited who, based on the evaluation, have provided the most economically advantageous tender.
- 3.7 The pre tender estimate for this project was budgeted at £650k; the contract price returned within budget. The financial costs in respect of this contract are being met by from the Corporate Landlord capital budget.
- 3.8 Community benefits were sought as part of this procurement exercise and Keepmoat Regeneration Ltd has committed to the delivery of the following community benefits:

Description	Quantity
Work Experience Placements (16+ years)	1
Further Education Visits	1
School Visit	1
S/NVQ (or equivalent) for an existing employee	2
Supply Chain Briefings with SME's	1
Business Mentoring for an SME	1

Implications of the Report

1. Financial

The financial stability of Keepmoat Regeneration Ltd has been assessed as part of the evaluation procedure and met with the Council's minimum requirements for this contract.

2. HR & Organisational Development

N/A

3. Community Planning

Keepmoat Regeneration Ltd has committed to deliver a number of community benefits for each of the contracts as detailed in section 3.8 of this report.

4. Legal

The tendering procedures for the establishment of this contract were in accordance with Renfrewshire Council's Standing Orders Relating to Contracts for below EU Threshold Works contracts.

5. Property Assets

In carrying out the work involved with the contracts, the school building will have improved efficiency and lesser maintenance and running costs.

6. Information Technology

N/A

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

Keepmoat Regeneration Ltd health and safety submission was evaluated by Corporate Health and Safety and met the Council's minimum requirements regarding health and safety.

9. Procurement

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

10.Risk

Keepmoat Regeneration Ltd insurances have been assessed and evaluated to confirm that they have met the minimum requirements regarding risk.

11. Privacy Impact

N/A

List of background papers

(1) None

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