

**To: The Finance, Resources and Customer Services Policy Board**

**On: Thursday 28 September 2017**

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**Report by: The Chief Executive, The Director of Community Resources and the Director of Development and Housing Services.**

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**Heading: Contract Authorisation Report: Framework Agreement for the Provision of Trades Contractors**

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**1. Summary**

1.1 The purpose of this report is to seek the approval of the Finance, Resources and Customer Services Policy Board to enter into a Framework Agreement for the Provision of Trades Contractors.

1.2 This procurement exercise has been conducted in accordance with the above EU Threshold Open Procedure (Works) and the Council's Standing Orders Relating to Contracts.

1.3 A Contract Strategy was prepared by the Corporate Procurement Unit and approved by the Director of Community Resources, the Head of Property Services, the Head of Planning and Housing Services and the Strategic Commercial and Procurement Manager in March 2017.

## **2. Recommendations**

- 2.1 It is recommended that the Finance, Resources and Customer Services Policy Board;
    - 2.1.1 Authorise the Head of Corporate Governance to enter into a Framework Agreement for the Provision of Trades Contractors, RC/FA/124/17, with the Suppliers listed in Appendix 1 attached to this report;
    - 2.1.2 Note that the Framework Agreement will be in place for a maximum term of 4 years.
    - 2.1.3 Authorise a ceiling value of £23,200,000.00 excluding VAT for this Framework.
    - 2.1.4 Note that the Framework will expire either when the 4 year term has lapsed or the ceiling value of £23,200,000.00, excluding VAT, has been reached, whichever occurs first.
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## **3. Background**

- 3.1 The Council has a portfolio of properties which it requires to maintain to an acceptable standard. These properties range from domestic properties to schools, town halls, office buildings, community centres, care homes for adults, care homes for children and young people etc.
- 3.2 The Council maintains these properties through its own in house trades people employed within the Facilities Management section of the Community Resources Directorate. These trades people work within a subsection of Facilities Management known as Building Services.
- 3.3 Building Services have various trades at their disposal such as Electricians, Joiners, Plumbers, Builders etc. and carry out works when requested by other Council Departments.
- 3.4 Where Building Services do not have capacity, or a trade is required that is not available in-house, the Council can call on external suppliers to supplement in-house resources as and when required. Previously these external suppliers have been employed through single supplier Term Contracts. This has caused issues where the external Supplier does not have resources readily available to supplement in-house resources and repair and maintenance works have been delayed due to lack of available labour.

- 3.5 The formation of this Framework Agreement for the Provision of Trades Contractors should give the Council much more flexibility when employing external Suppliers.
- 3.6 The Framework was tendered in accordance with the above EU Threshold Open Procedure (Works) and the Council's Standing Orders Relating to Contracts.
- 3.7 A contract notice was published on the Public Contracts Scotland advertising portal on the 7<sup>th</sup> July 2017 and in the Official Journal of the European Union (OJEU) on the 8<sup>th</sup> July 2017. During the tendering period 72 Suppliers expressed an interest in the tender. By the deadline set for the return of tenders, 12 noon on the 9<sup>th</sup> August 2017, 24 suppliers had submitted a response, 5 declined to tender and 43 did not respond.
- 3.8 1 supplier who submitted a response did not provide a response for any of the Lots therefore their submission could not be fully evaluated and was excluded from the evaluation process.
- 3.9 The remaining 23 tender submissions were evaluated against a pre-determined set of criteria in the form of the European Single Procurement Document (ESPD). 1 tender failed to pass the mandatory requirements as set out within the ESPD and their bid was not considered further.
- 3.10 The 22 tenderers who passed the ESPD requirements were then evaluated against a set of award criteria, which was based on a price / quality ratio of 70% / 30%, by the Corporate Procurement Unit, Community Resources, Finance and Resources and Development and Housing Services. The price / quality evaluation was carried out individually per Lot.
- The relative Scores awarded to the Tenderers per Lot are as set out in Appendix 2 (attached to this report).
- 3.11 All Tenderers accepted onto this Framework have committed to providing Community Benefits. The level of Community Benefits provided will be based on the value of any contractual spend through each supplier. The level of spend will be monitored on a 6 monthly basis and the types of Community Benefits achieved will be in line with the Council's Community Benefits Outcome Menu.

## **Implications of the Report**

### **1. Financial**

The cost of all work issued under this Framework Agreement will be met from existing budgets held by the various Council Services who will utilise this Framework.

### **2. HR & Organisational Development**

None.

### **3. Community Planning**

#### **Community Care, Health & Well-being**

Supporting independent living by being able to call upon appropriately experienced contractors to carry out adaptation works

#### **Empowering our Communities**

Potential to assist communities in charitable and voluntary work through Community Benefits linked to the Framework.

#### **Greener**

All Suppliers accepted onto this Framework will require to be accredited to BS14001 or have an Environmental Policy in place.

#### **Jobs and the Economy**

Potential to offer work experience placements to local unemployed people to assist them in gaining full time work through Community Benefits linked to the Framework.

#### **Safer and Stronger**

All Suppliers accepted onto this Framework will require to have appropriate policies and procedures in place to promote equality and diversity.

### **4. Legal**

The tendering procedures used for the establishment of this Framework Agreement were in accordance with EU process for an above EU Threshold Works contract and in accordance with Renfrewshire Council's Standing Orders Relating to Contracts.

### **5. Property/Assets**

This Framework Agreement will ensure that the Council will have access to appropriately experienced contractors to ensure that the Council's assets are properly maintained.

### **6. Information Technology**

None.

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.
8. **Health & Safety**  
All Suppliers accepted onto this Framework will require to have effective Health and Safety procedures in place which are acceptable to the Councils Health and Safety Section. Suppliers will require to have a Health and Safety Policy, endorsed by their Chief Executive Officer (or equivalent), be accredited to BS OHSAS 18001 (or equivalent) or can evidence that they have the appropriate Health and Safety management and procedures in place relative to the work required by the specific Lot they have been accepted onto.
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**  
All Suppliers accepted onto this Framework will require to have in place, and maintain throughout the term of this Framework Agreement, the level of insurance cover noted within the tender documents.
11. **Privacy Impact**  
None.
12. **Cosla Policy Position**  
Not applicable.

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## List of Background Papers

- (a) None

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## Appendix 1

<b>Lot 1 - Electrical Works</b>	
Supplier	Ranking on Lot
City Gate Construction (Scotland) Limited	1 <sup>st</sup>
Clark Contracts Limited	2 <sup>nd</sup>
Magnus Electrical Services Limited	3 <sup>rd</sup>
BRB Electrical Limited	4 <sup>th</sup>
A Burgoyne (Electrical Contractors) Limited	5 <sup>th</sup>
BTVC Limited	6 <sup>th</sup>

<b>Lot 2 - Joiner Works</b>	
Supplier	Ranking on Lot
City Gate Construction (Scotland) Limited	1 <sup>st</sup>
Clark Contracts Limited	2 <sup>nd</sup>
Paul Couper Joinery Limited T/A Alliance Group	3 <sup>rd</sup>
MPMH Construction Limited	4 <sup>th</sup>

<b>Lot 3 - General Builders Works</b>	
Supplier	Ranking on Lot
City Gate Construction (Scotland) Limited	1 <sup>st</sup>
Clark Contracts Limited	2 <sup>nd</sup>
MPMH Construction Limited	3 <sup>rd</sup>

<b>Lot 4 - Plumber Works</b>	
Supplier	Ranking on Lot
City Gate Construction (Scotland) Limited	1 <sup>st</sup>
Clark Contracts Limited	2 <sup>nd</sup>
BRB Electrical Limited	3 <sup>rd</sup>

<b>Lot 5 - Plasterer / Tiler Works</b>	
Supplier	Ranking on Lot
City Gate Construction (Scotland) Limited	1 <sup>st</sup>
Clark Contracts Limited	2 <sup>nd</sup>
Paul Couper Joinery Limited T/A Alliance Group	3 <sup>rd</sup>

<b>Lot 6 - Flat Roofing (BUR) Works</b>	
Supplier	Ranking on Lot
City Gate Construction (Scotland) Limited	1 <sup>st</sup>

Faskin Group (Scotland) Limited	2 <sup>nd</sup>
Graham Roofing (Scotland) Limited	3 <sup>rd</sup>
Sennit Construction Limited	4 <sup>th</sup>

<b>Lot 7 - Blacksmith / Metal Fencing Works</b>	
Supplier	Ranking on Lot
City Gate Construction (Scotland) Limited	1 <sup>st</sup>
Right Designs (Blacksmith, Fencing and Maintenance) Limited	2 <sup>nd</sup>

<b>Lot 8 - Painting / Decorating Works</b>	
Supplier	Ranking on Lot
MITIE Property Services (UK) Limited	1 <sup>st</sup>
Novus Property Solutions Limited	2 <sup>nd</sup>
Dobie and Son Limited T/A Dumbreck Decorators	3 <sup>rd</sup>
Clark Contracts Limited	4 <sup>th</sup>
City Gate Construction (Scotland) Limited	5 <sup>th</sup>
Bell Decorating Group Limited	6 <sup>th</sup>

<b>Lot 9 - Suspended Ceiling Works</b>	
Supplier	Ranking on Lot
City Gate Construction (Scotland) Limited	1 <sup>st</sup>
Carter Ceilings Limited	2 <sup>nd</sup>
IQA Operations Group Limited	3 <sup>rd</sup>

<b>Lot 10 - Heating Engineer Works</b>	
Supplier	Ranking on Lot
City Gate Construction (Scotland) Limited	1 <sup>st</sup>
City Technical Services (UK) Limited	2 <sup>nd</sup>
BRB Electrical Limited	3 <sup>rd</sup>
IQA Operations Group Limited	4 <sup>th</sup>

<b>Lot 11 - Multi Trades Works</b>	
Supplier	Ranking on Lot
City Gate Construction (Scotland) Limited	1 <sup>st</sup>
Clark Contracts Limited	2 <sup>nd</sup>
VQ Construction Limited	3 <sup>rd</sup>
BRB Electrical Limited	4 <sup>th</sup>
MPMH Construction Limited	5 <sup>th</sup>



## Appendix 2

<b>Lot 1 - Electrical Works</b>			
Tenderer	Price	Quality	Total
City Gate Construction (Scotland) Limited	70	20	90
Clark Contracts Limited	63.27	20	83.27
Magnus Electrical Services	55.53	18.75	74.28
BRB Electrical Limited	52.61	20	72.61
A Burgoyne (Electrical Contractors) Limited	51.53	16.25	67.78
BTVCLimited	43.46	20	63.46
G D Chalmers Limited	50.23	11.25	61.48
IQA Operations Group Limited	36.37	20	56.37

<b>Lot 2 - Joiner Works</b>			
Tenderer	Price	Quality	Total
City Gate Construction (Scotland) Limited	70	25	95
Clark Contracts Limited	62.48	25	87.48
Paul Couper Joinery Limited T/A Alliance Group	49.98	25	74.98
MPMH Construction Limited	51.26	16.25	67.51
IQA Operations Group Limited	36.37	20	56.37

<b>Lot 3 - General Builders Works</b>			
Tenderer	Price	Quality	Total
City Gate Construction (Scotland) Limited	70	25	95
Clark Contracts Limited	67.54	25	92.54
MPMH Construction Limited	51.26	16.25	67.51
IQA Operations Group Limited	36.37	20	56.37

<b>Lot 4 - Plumber Works</b>			
Tenderer	Price	Quality	Total
City Gate Construction (Scotland) Limited	70	25	95
Clark Contracts Limited	58.12	25	83.12
BRB Electrical Limited	52.61	25	77.61
Paul Couper Joinery Limited T/A Alliance Group	49.98	20	69.98
IQA Operations Group Limited	36.37	20	56.37

<b>Lot 5 - Plasterer / Tiler Works</b>			
Tenderer	Price	Quality	Total
City Gate Construction (Scotland) Limited	70	25	95

Clark Contracts Limited	67.54	25	92.54
Paul Couper Joinery Limited T/A Alliance Group	49.98	25	74.98
IQA Operations Group Limited	36.37	20	56.37

<b>Lot 6 - Flat Roofing (BUR) Works</b>			
Tenderer	Price	Quality	Total
City Gate Construction (Scotland) Limited	70	25	95
Faskin Group (Scotland) Limited	57.12	12.5	69.62
Graham Roofing (Scotland) Limited	45.44	17.5	62.94
Sennit Construction Limited	42.54	17.5	60.04
IQA Operations Group Limited	36.37	15	51.37

<b>Lot 7 - Blacksmith / Metal Fencing Works</b>			
Tenderer	Price	Quality	Total
City Gate Construction (Scotland) Limited	70	25	95
Right Designs (Blacksmith, Fencing and Maintenance) Limited	60.95	12.5	73.45
IQA Operations Group Limited	36.37	15	51.37

<b>Lot 8 - Painting / Decorating Works</b>			
Tenderer	Price	Quality	Total
MITIE Property Services (UK) Limited	70	25	95
Novus Property Solutions Limited	36.67	25	61.67
Dobie and Son Limited T/A Dumbreck Decorators	35.4	15	50.4
Clark Contracts Limited	24.06	25	49.06
City Gate Construction (Scotland) Limited	21.57	25	46.57
Bell Decorating Group Limited	17.55	25	42.55
Paul Couper Joinery Limited T/A Alliance Group	15.4	20	35.4
Decorall Limited	17.3	16.25	33.55
IQA Operations Group Limited	11.21	20	31.21

<b>Lot 9 - Suspended Ceiling Works</b>			
Tenderer	Price	Quality	Total
City Gate Construction (Scotland) Limited	70	25	95
Carter Ceilings Limited	62.48	7.5	69.98
IQA Operations Group Limited	36.37	20	56.37

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<b>Lot 10 - Heating Engineer Works</b>			
Tenderer	Price	Quality	Total
City Gate Construction (Scotland) Limited	70	25	95
City Technical Services (UK) Limited	49.98	30	79.98
BRB Electrical Limited	52.61	20	72.61
IQA Operations Group Limited	36.37	20	56.37

<b>Lot 11 - Multi Trades Works</b>			
Tenderer	Price	Quality	Total
City Gate Construction (Scotland) Limited	70	25	95
Clark Contracts Limited	65.76	25	90.76
VQ Construction Limited	53.89	25	78.89
BRB Electrical Limited	52.61	20	72.61
MPMH Construction Limited	51	16.25	67.25
IQA Operations Group Limited	36.37	20	56.37