

To: Procurement Sub Committee

On: 9 November 2016

Report by:

**Joint Report
by
The Chief Executive and Director of Children's Services**

**Contract Authorisation Report: Proposed New Shared Campus- Bargarran
Primary School and St John Bosco Primary School and Nursery Class**

1. Summary

- 1.1 The purpose of this report is to seek the approval of the Procurement Sub Committee to enter into a Standard Building Contract with Quantities for use in Scotland (SBC/Q/Scot (2011 edition)) for The Proposed New Shared Campus- Bargarran Primary School and St John Bosco Primary School and Nursery Class, RC/OC/146/16 which forms part of the work detailed in the School Estate Management Plan (SEMP 2014).
 - 1.2 The Contract was tendered in accordance with the above EU Threshold Restricted Procedure for 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 Strategic Commercial and Procurement Manager and the Head of Schools in March 2016.
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2. Recommendations

2.1. It is recommended that the Procurement Sub Committee authorise:

2.1.1 the Head of Corporate Governance to award the contract for the Proposed New Shared Campus- Bargarran Primary School and St John Bosco Primary School to Heron Bros. Limited.

2.1.2 The estimated contract value is £13,834,964.81 excluding VAT.

2.1.3 The contract is anticipated to commence on the 2nd December 2016 or whenever the Council's Letter of Acceptance with construction on site complete on 30 May 2019 followed by a year's defect period.

3. Background

3.1 Renfrewshire Council's vision for its school estate is to promote learning and achievement, and to give our children and young people the opportunity to learn in the best possible environment.

3.2 School estate management planning is central to Renfrewshire Council's asset management strategy. Children's Services are required to provide the Scottish Government with an outline of its School Estate Management Plan (SEMP), an exercise which contributes to the Council's corporate asset management plan; designed to ensure effective management of all council assets. The purpose of the SEMP is to set out a strategy to focus the resources available for new and redesigned school and pre 5 accommodation.

3.3 The SEMP is guided by 9 National principles for school estate management planning and the Council's 4 objectives for the school estate in Renfrewshire:

National Principles:

1. Good consultation to support better outcomes;
2. Innovative design and change informed by experience;
3. A more integrated, holistic and longer term approach to change;
4. Schools must be in a condition to support and enhance their functions;
5. Schools must be more suitable and inclusive, better future proofed for flexibility and adaptability;
6. Schools should be greener, more sustainable and environmentally efficient;
7. A well managed estate should represent and deliver best value;
8. Schools should drive and support effective learning and teaching; and
9. Schools should best serve their communities.

Council Objectives:

1. To provide the best educational experience for all learners in Renfrewshire;
2. To satisfy the condition, sufficiency and suitability core facts;

3. To retain services within communities where possible; and
 4. To provide environmentally and economically sustainable facilities with lower carbon footprints.
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- 3.4 Through its school estate project team the Council continually reviews the performance of the school estate in terms of core fact findings which relate to the sufficiency, condition and suitability of buildings.
 - 3.5 As a result of this review a phasing plan was created and Phase 1a and 1b were considered to be priority projects. Phase 1b includes the construction of the new shared campus.
 - 3.6 The contract is anticipated to be for a period of 175 weeks. Work on site will commence on or around 19th January 2017 for a period of approximately 123 weeks followed by a 12 month defect correction period. Construction of the new building will be complete by August 2018, demolition of the existing buildings will commence on completion of the new build, with an anticipated end date of May 2019.
 - 3.7 This tender opportunity followed the Restricted procedure for an above EU threshold contract for Works and in accordance with the Council's Standing Orders Relating to Contracts. A contract notice advertising the opportunity was sent to the Public Contracts Scotland portal and the Official Journal of the European Union (OJEU) on 23rd March 2016. Tender documentation was available for immediate download through the online e-tender system.
 - 3.8 Thirty Seven (37) suppliers noted an interest of which nine (9) Pre Qualification Questionnaires (PQQ) responses were received by the closing date for the receipt of bids at noon, on 29th April 2016.
 - 3.9 The PQQ submissions were evaluated by representatives from the Corporate Procurement Unit, Finance and Resources, Health and Safety and Corporate Risk against pre-determined Bid Selection criteria which assessed their capacity, experience & track record and their technical and financial capabilities. Certain elements were scored as part of this process, with the candidates who achieved the six highest scores greater than 55% of 100% were invited to tender.
 - 3.10 The highest six (6) bidders were then issued invitations to tender, by the closing date of 12th September 2016; six (6) tender submissions were received. The tender submissions were then evaluated against a set of Award Criteria, based on a price / quality matrix of 60% price / 40% quality. The outcome of this evaluation determined the total score achieved by each tenderer.

Tenderer	Quality Score (%)	Price Score (%)	Total Score (%)
HeronBros. Limited	33.25	60.00	93.25
Interserve Construction Ltd	33.65	57.13	90.78
Balfour Beatty Civil Engineering Ltd, an agent of Balfour Beatty Group Ltd	32.40	55.16	87.56
McLaughlin & Harvey Construction Limited	32.30	53.25	85.55
Ogilvie Construction Limited	32.50	52.02	84.52
O'Hare & McGovern Ltd	28.05	50.84	78.89

- 3.11 Based on the evaluation carried out the tender from Heron Bros. Limited represents the best value and the most economically advantageous tender.
- 3.12 The cost of this project is funded from the capital budget within the SEMP 2014 programme. The proposed contract value is within the pre-tender estimate.
- 3.13 As part of this tender Heron Bros. Limited have committed to the delivery of the following community benefits during the delivery of this contract:

Description	Quantity
New Entrant- Graduate	2
New Entrant- Apprenticeship	1
Work Experience Placements (16 + years of age)	2
Work Experience Placement Graduate	2
Careers Event	3
Site Visit	4
S/NVQ (Or equivalent) / Vocational training	3
Supply Chain Briefings with SME's including micro businesses	2
Non financial support for a Community Project	7
Financial Support for a Community Project	1

Implications of the Report

1. **Financial** – The financial status of Heron Bros. Limited has been assessed as part of the evaluation process and met with the Council's minimum requirements for this contract.

2. **HR & Organisational Development** - None

3. **Community Planning/ Council Plan Implications** – Heron Bros. Limited has a commitment to deliver a number of community benefits under this contract as detailed in section 3.13 of this report. The works under this contract will also have overarching benefits:

Children and Young People	An improved school environment supports learning and achievement.
Community Care, Health and Well-being	An improved school environment supports health and wellbeing.
Empowering our Communities	None
Greener	Sustainable approaches to ensuring high quality assets will be developed.
Jobs and the Economy	None
Safer and Stronger	None

4. **Legal** – The tendering procedures for the establishment of a contract were conducted in accordance with the requirements of the Public Contracts (Scotland) Regulations 2012, as amended, and Renfrewshire Council's Standing Orders Relating to Contracts for over EU Threshold Works Contracts.

5. **Property Assets** – The works resulting from this contract are part of the School Estate Management Plan, which is designed to provide sustainable accommodation that is fit for education in the 21st century.

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. 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** – Heron Bros. Limited health and safety submission was evaluated by Renfrewshire Council's Health and Safety section and met the minimum requirements regarding health & safety for this contract.
9. **Procurement** – The procurement procedures outlined within this report shall ensure that the Council meets its statutory requirements in respect of procurement procedures.
10. **Risk** – Heron Bros. Limited insurances have been assessed and evaluated to confirm that they meet the minimum requirements regarding risk.
11. **Privacy Impact** – None

List of background papers

- (a) **Education Policy Board Paper, 8th May 2014:**

Report on the consultation to develop the School Estate Management Plan (SEMP) and proposals to address the property challenges in the primary and pre 5 estate.

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