

To: Procurement Sub Committee

On: 30 November 2016

Report by:

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

Heading:

**Contract Authorisation Report For
Community Halls Investment Works (Roof and Render Works)**

RC/OC/201/17

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 for Minor Works for use in Scotland (SBC/MW/Scot) 2011 Edition for Roof and Render works across five Community Centres.
- 1.2 This procurement exercise has been conducted in accordance with the below 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 Strategic Commercial and Procurement Manager and the Director of Community Resources in August 2016.

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 Community Halls Investment Works (Roof and Render Works) RC/OC/201/17 to City Gate Construction (Scotland) Limited.
 - 2.1.2 The Contract value is £511,381.00 excluding VAT.
 - 2.1.3 The Council's Letter of Acceptance is anticipated to be issued on 12 December 2016 with the Date for Commencement of Works on site as 16 January 2017, with the Date of Completion of works as 1 May 2017. Any changes to these dates and the actual date for commencement of works will be confirmed in the Council's Letter of Acceptance.

3. Background

- 3.1 The Council approved £1.5 million in February 2014 to fund improvement in community facilities. In December 2014 a further £1.5 million was approved to establish a community facility investment fund of £3 million in total. The Council has already committed £50,000 to the Linwood Community Development Trust (LCDT) to progress redevelopment plans to the playing fields at the Clippens School site in Linwood. In addition to this the Council has earmarked a further £250,000 to progress development proposals subject to LCDT achieving match funding and the necessary planning consents. At the Council meeting on 17 December 2015, it was agreed that the remaining balance of the investment, £2.7 million, be targeted at improvement works within the community facilities.
- 3.2 Cargill Community Centre, Foxbar Community Centre, Gallowhill Community Centre, Ralston Community Centre and Glenburn Community Centre have been identified as requiring Roofing and Render works. It is the intention to standardise the type of roof and external render and to change this to provide a low maintenance solution.
- 3.3 The contract for the above noted Works was tendered in accordance with the below EU Threshold Open Procedure (Works) and the Council's Standing Orders Relating to Contracts.
- 3.4 A contract notice was published on the Public Contracts Scotland advertising portal on 14th October 2016. Six (6) suppliers submitted a response by the deadline for submissions of noon on 28 October 2016.
- 3.5 The six 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 Community Resources.

All tenders passed the mandatory requirements as set out above and were evaluated against a set of award criteria which was based on a price / quality ratio of 50% / 50% by the Corporate Procurement Unit, Community Resources and Brown and Wallace LLP, who are the external consultants that provided the technical documents.

The relative Scores awarded to the Tenderers are as follows:

	Quality (50%)	Price(50%)	Total (%)
City Gate Construction (Scotland) Limited	22	50	72.2
Procast Building Contractors Limited	30.6	26.7	57.3
GMG Contractors Ltd	18.3	37.8	56.07
Avondale Roofing Limited	23.9	13.9	37.8
Braedale Roofing Ltd	0	22.2	22.2
Skyform Ltd	8.75	12.21	20.96

- 3.6 It is recommended that the contract is awarded to City Gate Construction (Scotland) Limited who, based on the evaluation, have provided the most economically advantageous tender.
- 3.7 The contract price returned is within the budget available to these Works. The financial costs in respect of this contract are being met from the Community Resources capital budget.
- 3.8 Community benefits were sought as part of this procurement exercise and City Gate Construction (Scotland) Limited has committed to the delivery of the following community benefits:

Description	Quantity
Work Experience Placements (16+ years)	1
Work Experience Placements (14-16 years)	1
School Mentoring or Enterprise programme	1
Non Financial Support for a Community Project	2

Implications of the Report

1. Financial

The financial stability of City Gate Construction (Scotland) Limited 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

City Gate Construction (Scotland) Limited 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 community halls will be improved and greater operational efficiency will be achieved.

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

City Gate Construction (Scotland) Limited health and safety submission has been 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

City Gate Construction (Scotland) Limited 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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