



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

**On: 30<sup>th</sup> March 2022**

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

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**Heading: Contract Award: West Primary School – Electrical Upgrade (RC-CPU-20-261)**

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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 award a Works Contract for West Primary School – Electrical Upgrade (RC-CPU-20-261) to Atalian Servest AMK Limited;
  - 1.2 The recommendation to award the Contract follows a procurement exercise conducted in accordance with the Council's Standing Orders Relating to Contracts for a below Regulated (Works) contract using the Open Tender Procedure.
  - 1.3 A Contract Strategy was approved by the Strategic Commercial and Procurement Manager and the Head of Property Services on 17<sup>th</sup> December 2021.
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## **2. Recommendations**

- 2.1 It is recommended that the Finance, Resources and Customer Service Policy Board:
  - (a) Authorises the Head of Corporate Governance to award a Contract for the West Primary School – Electrical Upgrade (RC-CPU-20-261) to Atalian Servest AMK Limited;

- (b) Authorise the Contract Sum of £917,908.83 excluding VAT and an additional 2.5% contingency for any unforeseen works;
- (c) Note the Contract has sectional completion requirements and the proposed date of possession and proposed dates for completion for those sections are noted below. Any changes to these dates will be confirmed in the Council's Letter of Acceptance:

	Dates of possession of sections	Dates for completion of sections
Section 1	29 <sup>th</sup> June 2022	11 <sup>th</sup> August 2022
Section 2	12 <sup>th</sup> August 2022	21 <sup>st</sup> October 2022

- (d) Note the Contract requires the provision of a Performance Bond and Collateral Warranties as indicated within the tender documentation.

### **3. Background**

- 3.1 This procurement exercise is for the appointment of a suitably experienced contractor to carry out electrical upgrades within West Primary School.

A central requirement of Property Services is to ensure that Council Properties, facilities, and assets are of a proper standard, that complies with statutory legislation and that the appropriate records are maintained.

- 3.2 To initiate this procurement process a Contract Notice was published on the Public Contracts Scotland advertising portal on Friday 17<sup>th</sup> December 2021 with the tender documentation available for downloading from the Public Contracts Scotland – Tender portal from this date.
- 3.3 During the live tender period, eighteen (18) organisations expressed an interest in the tender. By the closing date set for the return of electronic tender submissions, 12 noon on Tuesday 1<sup>st</sup> February 2022, four (4) organisations submitted a tender response, three (3) organisations declined to respond, and eleven (11) organisations did not respond.
- 3.4 In accordance with the Council's Standing Orders Relating to Contracts 11.5, Tenderers were required to complete a Single Procurement Document (SPD) to be submitted with their tender submission. All four (4) tender submissions were evaluated against a pre-determined set of criteria by representatives from the following Council services: Property Services, the Corporate Procurement Unit, Corporate Risk and Corporate Health & Safety.
- 3.5 All four (4) tender submissions received complied with the minimum selection criteria of the SPD. The four (4) tender submissions were each evaluated against the Award Criteria weighting of 60% Quality 40% Price.

- 3.6 During the Commercial Corrections and Clarifications stage, one (1) tenderer confirmed that they were withdrawing their tender submission.
- 3.7 The scores relative to the Award Criteria for each of the three (3) tender submissions are noted below:

		<b>Quality (60%)</b>	<b>Price (40%)</b>	<b>Total (100%)</b>
<b>1</b>	<b>Atalian Servest AMK Limited</b>	57.50%	37.59%	<b>95.09%</b>
<b>2</b>	<b>Clark Contracts Limited</b>	53.75%	40.00%	<b>93.75%</b>
<b>3</b>	<b>A.Alexander &amp; Son (Electrical) Limited</b>	52.50%	34.79%	<b>87.29%</b>

- 3.8 The evaluation of tender submissions received identified that the submission by Atalian Servest AMK Limited was the most economically advantageous tender.
- 3.9 The form of Contract will be the SBCC Standard Building Contract Without Quantities 2011 Edition (SBC/XQ/Scot), incorporating the Employer Amendments.
- 3.10 A capital budget of £1,300,000.00 has been made available for this contract. The costs for the West Primary School – Electrical Upgrade will be met through the Capital General Services - Lifecycle Maintenance Budget.
- 3.11 Community Benefits were requested as part of the procurement process and Atalian Servest AMK Limited confirmed that the following Community Benefits would be made available to the Council for this Contract.

<b>Community Benefit Description</b>	<b>No of People / Activity</b>
Modern Apprenticeship	2

- 3.12 The Council also requested voluntary community benefits in addition to the contractual community benefits offered. Tenderers were asked to take into account the nature of this project and its location. Atalian Servest AMK Limited confirmed that the following Community Benefits would be discussed with the Council on the delivery of the voluntary Community Benefits:

<b>Additional Voluntary Community Benefits</b>
Site Walk Around
Donation of redundant materials
Industry Talks
Community Involvement

## Implications of the Report

1. **Financial** – The cost for these works will be met by the Capital General Services - Lifecycle Maintenance Budget - Project Code: BXW09 603101
2. **HR & Organisational Development** – No TUPE implications.
3. **Community/Council Planning** –
  - Our Renfrewshire is fair - Addressing the inequalities that limit life's chances. Tenderers were assessed within this procurement process in regard to their approach to Fair Work First throughout their organisation and supply chain i.e. payments of the living wage, training and development opportunities.
  - Our Renfrewshire is safe – A central requirement for Property Services is to ensure that Council operated property, facilities and assets are properly maintained in a manner that complies with existing statutory legislation (Statutory Compliance). An improved school environment provides a safer educational experience.
  - Tackling inequality, ensuring opportunities for all – promoting skills and learning for life.
  - Creating a sustainable Renfrewshire for all to enjoy – Atalian Servest AMK Limited has committed to deliver Community Benefits as set out within section 3.10 and 3.11 of this report.
4. **Legal** – The Procurement of this Contract was conducted as a below Regulated (Works) Open Procurement Procedure in accordance with the Council's Standing Orders Relating to Contracts.
5. **Property/Assets** – The Contract will facilitate the electrical upgrade of West Primary School that will ensure that the Council's assets are upgraded to a proper standard and maintained in a manner that complies with statutory legislation.
6. **Information Technology** – No information Technology implications have arisen or 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** - Atalian Servest AMK Limited 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 outlined within this report ensures that the Council meets its statutory requirements in respect of procurement procedures, efficiency, and modern Government.
10. **Risk** – Atalian Servest AMK Limited insurances have been assessed and evaluated to confirm that they 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.
13. **Climate Risk** – The level of impact associated with provision of these works has been assessed using the Scottish Government Sustainability Test and is considered high risk.
  - **Carbon Energy Consumption** – The contractor will be required to consider energy saving measures where possible. As part of the rewire all lighting is being changed to low energy LEDs.
  - **Waste Production** - Contractors will be required to consider waste reduction and recycling measures while undertaking these works. Contractors are required to provide details of their proposed Waste Carrier. Contractors are also required to provide documented procedures for dealing with waste (e.g. waste management plans, waste segregation, recycling etc.).

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### List of Background Papers

- (a) None

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