

Renfrewshire Council



To: Finance, Resources and Customer Services Policy Board

On: 1st September 2021

Report by: Joint report by the Chief Executive, the Director of Environment & Infrastructure, the Director of Finance and Resources and the Director of Communities & Housing Services,

Heading: Contract Authorisation Report for a Framework Agreement for the Provision of Trades Contractors (2021 - 2025)

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 (RC-CPU-20-392).
 - 1.2 The procurement exercise was conducted in accordance with the Council's Standing Orders Relating to Framework Agreements and in compliance with the above GPA threshold Procurement Rules.
 - 1.3 A Contract Strategy was approved by the Head of Facilities Management (Hard and Soft Services), the Head of Property Services, the Head of Housing and the Procurement Manager in June 2021.
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2. Recommendations

- 2.1 It is recommended that the Finance, Resources and Customer Services Policy Board authorise:
 - 2.1.1 the Head of Corporate Governance to enter into a Framework Agreement for the Provision of Trades Contractors (RC-CPU-20-392) with the Suppliers listed in Appendix 1 attached to this report.

- 2.1.2 a spend under the Framework Agreement of up to £35,040,000.00 excluding VAT.
 - 2.1.3 a Framework Agreement period of 4 years starting on the 30th October 2021.
 - 2.2 It is recommended that the Finance, Resources and Customer Services Policy Board note:
 - 2.2.1 that the Framework Agreement includes thirteen (13) Lots.
 - 2.2.2 that the Framework Agreement will be awarded on a ranked basis per Lot - the ranking will be based on the total score tenderers were awarded during the evaluation process. Appendix 1 to this report details the ranking of tenderers per Lot and Appendix 2 to this report details the scores achieved by tenderers per Lot.
 - 2.2.3 that the Council has an option to carry out mini-competitions under the framework to further drive best value on larger scale work packages. Mini-competitions will be carried out on a Lot by Lot basis and with the suppliers awarded onto the specific Lot applicable to the work required by the particular work package.
 - 2.2.4 that the Council has an option to direct award larger scale work packages (up to a value of £180,000.00) for essential works where time is of the essence and timescales preclude the carrying out of a mini-competition or a tendering procedure.
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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, children's homes etc.
- 3.2 The Council maintains these properties through its own in house trades people employed within the Facilities Management section of the Environment & Infrastructure 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 Services. 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 through a Framework Agreement for the Provision of Trades Contractors.

- 3.4 This Framework Agreement will be formed under the NEC3 Framework Contract terms and conditions incorporating the Councils amendments (Z Clauses). All call-offs from the Framework Agreement will be governed by the SBCC Minor Works Contract terms and conditions incorporating the Councils amendments (Employers Amendments).
- 3.5 The Framework Agreement will have 13 Lots as detailed below;
- Lot 1 Electrical Works
 - Lot 2 Joinery Works
 - Lot 3 Plumbing Works
 - Lot 4 Plastering and Ceramic Tiling Works
 - Lot 5 Painting and Decorating Works
 - Lot 6 Glazier Works
 - Lot 7 Tile and Slate Roofing Works
 - Lot 8 Flat Roofing Works
 - Lot 9 Blacksmith and Metal Fencing Works
 - Lot 10 Suspended Ceiling Works
 - Lot 11 Heating Engineer Works
 - Lot 12 General Builders Works
 - Lot 13 Multi Trades Works
- 3.6 The Framework Agreement was tendered as an above GPA Threshold Works Framework Agreement using the Open Procedure. The Contract notice was dispatched via the Public Contracts Scotland portal on the 21st June 2021 and advertised in the Find a Tender (FTS) on the same date. The tender documents were available for download through the Public Contracts Scotland – Tender portal.
- 3.7 During the tendering period, fifty one (51) companies expressed an interest in the Framework. By the closing date set for return of electronic tenders, 12 noon on Thursday, 22nd July 2021, twenty (20) companies submitted a response, five (5) declined to respond and twenty six (26) failed to respond. The Tender Submissions received were evaluated by a panel comprising representatives from Facilities Management (Support Services). Property Services, Housing Services and the Corporate Procurement Unit.
- 3.8 The Tenderers were initially evaluated against a pre-determined set of criteria in the form of the Single Procurement Document, SPD (Scotland). All twenty (20) Tenderers satisfied the Council's requirements in respect of their responses to the SPD (Scotland).
- 3.9 During the evaluation of the commercial responses, one (1) Tenderers response could not be fully evaluated and was excluded from the evaluation process as they had not submitted a bid for any of the trades Lots.

- 3.10 The technical and commercial responses of the remaining nineteen (19) bidders were scored against Award Criteria of 40% technical and 60% commercial. The scores achieved by the Tenderers per Lot are as set out in Appendix 2 (attached to this report).
- 3.11 All Tenderers accepted onto this Framework Agreement 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 (successful Tenderer). 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 Councils Community Benefits Outcome Menu.
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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/Council Planning –

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The properties included in this contract range from domestic properties to schools, community centres, town halls and offices. These properties need to be maintained to an acceptable standard and any repairs carried out to prescribed timescales. This framework agreement will assist the Council in maintaining and repairing these properties to ensure that they are acceptable and safe for all tenants / users of the various types of properties.

4. Legal

The tendering procedure for this Framework Contract was conducted in accordance with the Public Contracts (Scotland) Regulations 2015 under the Open Procedure and Renfrewshire Council's Standing Orders Relating to Contracts for above GPA Threshold works 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. 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

All Suppliers accepted onto this Framework will require to have effective Health and Safety procedures in place which are acceptable to the Council's 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 shall 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

None.

13. Climate Risk

No climate risk implications have arisen or are anticipated.

List of Background Papers

None

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Appendix 1

Lot 1 - Electrical Works	
Supplier	Ranking on Lot
City Gate Construction (Scotland) Limited	1 st
Magnus Electrical Services Limited	2 nd
City Building (Contracts) LLP	3 rd
G D Chalmers Limited	4 th
Consilium Contracting Services Ltd	5 th
Totalis Solutions Limited	6 th

Lot 2 - Joiner Works	
Supplier	Ranking on Lot
City Gate Construction (Scotland) Limited	1 st
City Building (Contracts) LLP	2 nd
Consilium Contracting Services Ltd	3 rd
Totalis Solutions Limited	4 th
Anderson Property Services (Scotland) Limited	5 th
H Clarke Sons Limited T/A HCS Mechanical Services	6 th

Lot 3 - Plumber Works	
Supplier	Ranking on Lot
City Gate Construction (Scotland) Limited	1 st
City Building (Contracts) LLP	2 nd
Totalis Solutions Limited	3 rd
Anderson Property Services (Scotland) Limited	4 th
Valley Group Limited	5 th
H Clarke Sons Limited T/A HCS Mechanical Services	6 th

Lot 4 - Plastering and Ceramic Tiling Works	
Supplier	Ranking on Lot
City Gate Construction (Scotland) Limited	1 st

Lot 5 - Painting and Decorating Works	
Supplier	Ranking on Lot
Trident Maintenance Services Ltd	1 st
MITIE Property Services (UK) Limited	2 nd
Dumbreck Decorators Limited	3 rd
Bell Decorating Group Limited	4 th
City Gate Construction (Scotland) Limited	5 th
Totalis Solutions Limited	6 th

Lot 6 - Glazier Works	
Supplier	Ranking on Lot
City Gate Construction (Scotland) Limited	1 st

Lot 7 - Tile and Slate Roofing Works	
Supplier	Ranking on Lot
City Gate Construction (Scotland) Limited	1 st
Faskin Group Ltd	2 nd

Lot 8 - Flat Roofing Works	
Supplier	Ranking on Lot
City Gate Construction (Scotland) Limited	1 st
Faskin Group Ltd	2 nd
Sennit Construction Ltd	3 rd
Braedale Roofing Limited	4 th

Lot 9 - Blacksmith and Metal Fencing Works	
Supplier	Ranking on Lot
City Gate Construction (Scotland) Limited	1 st
Lux Fabrication Ltd	2 nd

Lot 10 - Suspended Ceiling Works	
Supplier	Ranking on Lot
City Gate Construction (Scotland) Limited	1 st
Totalis Solutions Limited	2 nd

Lot 11 - Heating Engineer Works	
Supplier	Ranking on Lot
City Gate Construction (Scotland) Limited	1 st
Valley Group Limited	2 nd
H Clarke Sons Limited T/A HCS Mechanical Services	3 rd

Lot 12 - General Builders Works	
Supplier	Ranking on Lot
City Gate Construction (Scotland) Limited	1 st
Totalis Solutions Limited	2 nd
H Clarke Sons Limited T/A HCS Mechanical Services	3 rd

Lot 13 - Multi Trades Works	
Supplier	Ranking on Lot
City Gate Construction (Scotland) Limited	1 st
City Building (Contracts) LLP	2 nd
Bell Decorating Group Limited	3 rd
Totalis Solutions Limited	4 th
H Clarke Sons Limited T/A HCS Mechanical Services	5 th

Appendix 2

Lot 1 - Electrical Works			
Tenderer	Price	Quality	Total
City Gate Construction (Scotland) Limited	60.00	40.00	100.00
Magnus Electrical Services Limited	48.67	40.00	88.67
City Building (Contracts) LLP	46.72	35.00	81.72
G D Chalmers Limited	41.22	40.00	81.22
Consilium Contracting Services Ltd	38.30	40.00	78.30
Totalis Solutions Limited	34.35	40.00	74.35
Valley Group Limited	26.25	40.00	66.25
James Frew Limited	35.94	30.00	65.94
H Clarke Sons Limited T/A HCS Mechanical Services	29.82	35.00	64.82

Lot 2 - Joiner Works			
Tenderer	Price	Quality	Total
City Gate Construction (Scotland) Limited	60.00	40.00	100.00
City Building (Contracts) LLP	48.32	35.00	83.32
Consilium Contracting Services Ltd	39.18	40.00	79.18
Totalis Solutions Limited	35.53	40.00	75.53
Anderson Property Services (Scotland) Limited	37.17	35.00	72.17
H Clarke Sons Limited T/A HCS Mechanical Services	30.84	35.00	65.84

Lot 3 - Plumber Works			
Tenderer	Price	Quality	Total
City Gate Construction (Scotland) Limited	60.00	40.00	100.00
City Building (Contracts) LLP	48.32	35.00	83.32
Totalis Solutions Limited	35.53	40.00	75.53
Anderson Property Services (Scotland) Limited	37.17	35.00	72.17
Valley Group Limited	27.15	40.00	67.15
H Clarke Sons Limited T/A HCS Mechanical Services	30.84	35.00	65.84

Lot 4 - Plastering and Ceramic Tiling Works			
Tenderer	Price	Quality	Total
City Gate Construction (Scotland) Limited	60.00	40.00	100.00

Lot 5 - Painting and Decorating Works			
Tenderer	Price	Quality	Total
Trident Maintenance Services Ltd	60.00	40.00	100.00
MITIE Property Services (UK) Limited	36.51	40.00	76.51
Dumbreck Decorators Limited	25.56	37.50	63.06
Bell Decorating Group Limited	16.92	40.00	56.92
City Gate Construction (Scotland) Limited	13.69	40.00	53.69
Totalis Solutions Limited	6.77	40.00	46.77
Novus Property Solutions Limited	7.84	35.00	42.84
Anderson Property Services Limited	7.08	35.00	42.08
H Clarke Sons Limited T/A HCS Mechanical Services	5.87	35.00	40.87

Lot 6 - Glazier Works			
Tenderer	Price	Quality	Total
City Gate Construction (Scotland) Limited	60.00	35.00	95.00

Lot 7 - Tile and Slate Roofing Works			
Tenderer	Price	Quality	Total
City Gate Construction (Scotland) Limited	60.00	35.00	95.00
Faskin Group Ltd	54.81	27.50	82.31

Lot 8 - Flat Roofing Works			
Tenderer	Price	Quality	Total
City Gate Construction (Scotland) Limited	60.00	40.00	100.00
Faskin Group Ltd	54.81	27.50	82.31
Sennit Construction Ltd	49.86	30.00	79.86
Braedale Roofing Limited	33.90	10.00	43.90

Lot 9 - Blacksmith and Metal Fencing Works			
Tenderer	Price	Quality	Total
City Gate Construction (Scotland) Limited	60.00	40.00	100.00
Lux Fabrication Ltd	47.12	35.00	82.12

Lot 10 - Suspended Ceiling Works			
Tenderer	Price	Quality	Total
City Gate Construction (Scotland) Limited	60.00	40.00	100.00
Totalis Solutions Limited	34.35	40.00	74.35

Lot 11 - Heating Engineer Works			
Tenderer	Price	Quality	Total
City Gate Construction (Scotland) Limited	60.00	40.00	100.00
Valley Group Limited	30.29	40.00	70.29
H Clarke Sons Limited T/A HCS Mechanical Services	34.42	35.00	69.42

Lot 12 - General Builders Works			
Tenderer	Price	Quality	Total
City Gate Construction (Scotland) Limited	60.00	40.00	100.00
Totalis Solutions Limited	35.53	40.00	75.53
H Clarke Sons Limited T/A HCS Mechanical Services	30.84	35.00	65.84

Lot 13 - Multi Trades Works			
Tenderer	Price	Quality	Total
City Gate Construction (Scotland) Limited	60.00	40.00	100.00
City Building (Contracts) LLP	48.32	35.00	83.32
Bell Decorating Group Limited	41.42	40.00	81.42
Totalis Solutions Limited	35.53	40.00	75.53
H Clarke Sons Limited T/A HCS Mechanical Services	30.84	35.00	65.84