

To: Finance, Resources and Customer Services Policy Board

On: 31 March 2021

Report by: Joint report by the Chief Executive and the Director of Finance and Resources

Heading: Contract Award: Demolition of existing buildings on Chivas Regal Site, Paisley (RC-CPU-20-123)

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 Contract for Demolition of existing buildings on the Chivas Regal Site, Paisley (RC-CPU-20-123) to Caskie Limited.
 - 1.2 The recommendation to award a Contract follows a procurement process conducted in accordance with the Council's Standing Orders Relating to Contracts for a below Regulated Threshold (Works) contract using the Quick Quote procedure.
 - 1.3 A Contract Strategy was approved by the Head of Property Services and the Strategic Procurement Manager on 10 December 2020.
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2. Recommendations

It is recommended that the Finance, Resources and Customer Services Policy Board:

- (a) Authorise the Head of Corporate Governance to award a Contract for Demolition of existing buildings on the Chivas Regal Site, Paisley to Caskie Limited;
 - (b) Authorise the Contract Sum of £394,250.00 excluding VAT;
 - (c) Authorise the expenditure of £28,000.00 excluding VAT for identified risks if required;
 - (d) Authorise the expenditure of a contingency sum of £129,278.00 excluding VAT if required;
 - (e) Note the Date of Possession of the site is 26 April 2021 and the Date for completion of the Works is 17 December 2021; and
 - (f) Note the award of the Contract is subject to the provision of a Performance Bond as indicated within the tender documentation and Caskie Limited have committed to having the required level of Employers Liability and Public Liability insurance upon receipt of the Council's letter of Acceptance and prior to possession of site being granted.
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3. Background

- 3.1 This Contract is for the demolition of existing buildings and site clearance on the former Chivas Brothers Limited site in Paisley with the exception of the former Administration Building and Kersland House. The works are to allow for future development of the site. The missives for the sale of the site were concluded and the Council took site possession in December 2020.
- 3.2 The contingency and identified risk sums are sought to allow the contract to be extended to address any additional asbestos or unforeseen ground risks.
- 3.3 A Quick Quote for these demolition works was issued on the Public Contracts Scotland – Tender system on 11 December 2020. Six (6) contractors were invited to participate in the Quick Quote process by the Council.
- 3.4 By the closing date set (12 noon on Friday 05 February 2021) for return of electronic tender submissions all six (6) contractors submitted a tender response.
- 3.5 In accordance with the Council Standing Orders, all six (6) tender submissions were evaluated against a pre-determined set of criteria in the form of the European Single Procurement Document (ESPD) by

representatives from the following Council services: Property Services, the Corporate Procurement Unit, Corporate Risk and Corporate Health and Safety.

3.6 All six (6) tender submissions complied with the minimum selection criteria of the ESPD and progressed to evaluation against the Award Criteria which were based on a weighting of 40% Quality 60% Price.

3.7 The scores relative to the Award Criteria for each of the tender submissions are noted below:

		Quality (40%)	Price (60%)	Total (100%)
1	Caskie Limited	40.00%	60.00%	100.00%
2	Dem-Master Demolition Ltd	32.50%	48.88%	81.38%
3	Central Demolition Ltd	33.75%	36.59%	70.34%
4	JCJ Demolition & Construction Ltd	37.75%	22.67%	60.42%
5	Bardem Limited	15.75%	42.98%	58.73%
6	Reigart Contracts Limited	20.00%	26.11%	46.11%

3.8 The evaluation of tender submissions received identified that the tender submission by Caskie Limited was the most economically advantageous to the Council.

3.9 Community Benefits were requested as part of the procurement process and Caskie Limited confirmed that the following Community Benefits would be made available to the Council for this Contract:

Community Benefit Description	No of People / Activity
Works Experience Placement for an individual 16+ years of age	2
Commitment to ensure that supply chain opportunities are prioritised for Renfrewshire based businesses	1
Work Experience Placement for an individual aged 14 to 16 years of age	1
Non financial support for a Community Project	2

Implications of the Report

1. **Financial** – The project will be funded from existing approved resources.
2. **HR & Organisational Development** – No TUPE implications have arisen or are anticipated.
3. **Community/Council Planning** –
 - Reshaping our place, our economy and our future – Driving economic and cultural regeneration. Delivering required infrastructure.
 - Creating a sustainable Renfrewshire for all to enjoy – Caskie Limited has committed to deliver Community Benefits as detailed within section 3.9 of this report.
4. **Legal** – The procurement of this Contract has been conducted as a below Regulated Threshold (Works) Quick Quote Procurement Procedure in accordance with the Council's Standing Orders Relating to Contracts and the recommendation of Report "Request to Suspend Part of Standing Order 18.1 of the Standing Orders Relating to Contracts for the Demolition of existing buildings on Chivas Regal Site, Paisley" which was approved at the Finance, Resources and Customer Services Policy Board of 11 November 2020.
5. **Property/Assets** – The demolition of the existing buildings identified will facilitate the proposed new Paisley Grammar School and enable further investigations to be concluded to inform the design.
6. **Information Technology** – No Information Technology implications have arisen or are anticipated.
7. **Equality & Human Rights**
 - (a) 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** – Caskie Limited's 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 shall ensure that the Council meets its statutory requirements in respect of procurement procedures, efficiency and modern Government.
10. **Risk** – Caskie Limited have advised that the required levels of insurance will be obtained on receipt of the Letter of Acceptance. These will be assessed and evaluated to confirm that they have met the minimum requirements regarding insurable risk before works commence.
11. **Privacy Impact** – None.
12. **Cosla Policy Position** – No COSLA Policy Position implications have arisen or are anticipated.
13. **Climate Risk** - The level of impact associated with the provision of this work has been assessed using the Scottish Government Sustainability Test. Vehicles and large machinery are routinely used in a demolition job of this size and scale. Caskie Limited hold ISO14001 Environmental Management System certification.

List of Background Papers

"Request to Suspend Part of Standing Order 18.1 of the Standing Orders Relating to Contracts for the Demolition of existing buildings on Chivas Regal Site, Paisley"
Finance, Resources and Customer Services Policy Board 11 November 2020.

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