

## **WEST DUNBARTONSHIRE COUNCIL**

### **Report by Executive Director of Housing, Environmental and Economic Development**

**Tendering Committee: 20 June 2012**

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**Subject: Measured Term Contract for Heating Installations/Boiler  
Replacements, West Dunbartonshire, 2012 - 2015**

#### **1. Purpose**

- 1.1** To advise the Committee of tenders received for a measured term contract to execute a heating installation/boiler replacement programme to domestic premises in West Dunbartonshire from years 2012 to 2015.

#### **2. Background**

- 2.1** Tenders for the project were received on 30 May 2012 from six contractors.

#### **3. Main Issues**

- 3.1** The work comprises replacement of obsolete boilers on a reactive basis or installation of gas fired central heating systems in dwellings where none exist, in Council owned dwellings, district wide.
- 3.2** The tender was advertised on the Public Contracts Scotland website. Completed prequalification questionnaires based on five pre-selection criteria were received from 16 contractors, 6 of whom were invited to tender.
- 3.3** The tender pricing model was prepared using items derived from previous contracts of a similar nature.

#### **4. People Implications**

- 4.1** Design and Quantity Surveying services are being carried out in-house by the Consultancy Services Section of Housing, Environmental and Economic Development.
- 4.2** CDM Regulations compliance is being undertaken by Northcroft who were appointed to act as CDM Coordinator for the Council.

#### **5. Financial Implications**

- 5.1 The six returned tenders have been checked arithmetically, four of which represent good value by current pricing levels. Adjustments have been made where appropriate in accordance with the code of tendering procedure (see Appendix 1 - Statement of Tenders Received).
- 5.2 Projects emanating from this contractual arrangement will be contained within the budgets detailed in the report entitled ' Housing Capital Programme ' approved by the members of the Housing, Environmental and Economic Development Committee of 2<sup>nd</sup> November 2011.

## **6. Risk Analysis**

- 6.1 All risks have been fully considered in the contract documentation and appropriate measures will be incorporated in the construction phase health and safety plan for the project in accordance with the CDM Regulations 2007.
- 6.2 Failure to carry out this work could result in heating systems being condemned and closed down, leaving tenants without heating.

## **7. Equalities Impact Assessment (EIA)**

- 7.1 Construction contracts of this specific nature, do not require equalities impact screening.

## **8 Strategic Assessment**

- 8.1 This project is in accord with the Council's core values of continuous improvement and its strategic objectives of regenerating and developing the local economy and creating a better environment.

## **9. Conclusions & Recommendations**

- 9.1 The works included in this contract will provide safe and modern heating systems in each of the tenant's homes. These works also contribute to achieving SHQS for these particular properties.
- 9.2 The Committee is invited to approve the awarding of the contract to CMBS Ltd in the notional amount of £940,455 per annum.

**Elaine Melrose**  
**Executive Director of Housing, Environmental and Economic Development**  
**Date: 20 June 2012**

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**Appendices:** 1. Form ST/1 - Statement of Tenders Received

**Background Papers:** Housing, Environmental and Economic Development  
Report 2 November 2011: Housing Capital Programme  
2012/2015

**Ward Affected:** All