

# Agenda

## Tendering Committee

**Date:** Wednesday, 12 January 2022

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**Time:** 09:15

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**Format:** Zoom Video Conference

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**Contact:** Scott Kelly, Committee Officer  
Email: [scott.kelly@west-dunbarton.gov.uk](mailto:scott.kelly@west-dunbarton.gov.uk)

Dear Member

Please attend a meeting of the **Tendering Committee** as detailed above.

The Convener has directed that the powers contained in Section 43 of the Local Government in Scotland Act 2003 will be used and so Members will attend the meeting remotely.

The business is shown on the attached agenda.

Yours faithfully

**JOYCE WHITE**

Chief Executive

**Distribution:**

Councillor I. Dickson (Chair)  
Councillor G. Casey  
Councillor D. Docherty  
Councillor J. Finn (Vice Chair)  
Provost W. Hendrie  
Councillor J. McColl  
Councillor L. O'Neill  
Councillor B. Walker

All other Councillors for information

Chief Officer – Supply, Distribution and Property  
Chief Officer – Regulatory and Regeneration

Date of Issue: 22 December 2021

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**TENDERING COMMITTEE**  
**WEDNESDAY, 12 JANUARY 2022**

**AGENDA**

**1 APOLOGIES**

**2 DECLARATIONS OF INTEREST**

Members are invited to declare if they have an interest in any of the items of business on this agenda and the reasons for such declarations.

**3 RECORDING OF VOTES**

The Committee is asked to agree that all votes taken during the meeting will be done by roll call vote to ensure an accurate record.

**4 MINUTES OF PREVIOUS MEETINGS 5 – 8**

Submit, for approval as correct records, the Minutes of Meetings of the Tendering Committee held on:

- (a) 25 November 2021; and
- (b) 1 December 2021.

**5 OPEN FORUM**

The Committee is asked to note that no open forum questions have been submitted by members of the public.

**6 CONTRACT AUTHORISATION REPORT – CONSTRUCTION 9 – 12  
OF CLYDEBANK CANAL NEW ACTIVITY CENTRE**

Submit report by the Chief Officer – Supply, Distribution and Property seeking approval to authorise the Chief Officer – Regulatory and Regeneration to conclude the award of the contract for the Construction of Clydebank Canal New Activity Centre.

**7      CONTRACT AUTHORISATION REPORT – DEMOLITION OF      13 – 16**  
**THE FORMER CARE HOME KNOWN AS WILLOX PARK,**  
**6 WILLOX PARK, DUMBARTON**

Submit report by the Chief Officer – Supply, Distribution and Property seeking approval to authorise the Chief Officer – Regulatory and Regeneration to conclude the award of the contract for the demolition of the former care home known as Willox Park, 6 Willox Park, Dumbarton.

**8      CONTRACT AUTHORISATION REPORT – CONSULTANT      17 – 20**  
**FOR ARTIZAN CENTRE REDEVELOPMENT MASTERPLAN**

Submit report by the Chief Officer – Supply, Distribution and Property seeking approval to authorise the Chief Officer – Regulatory and Regeneration to conclude the award of the contract for the appointment of a consultant for the Artizan Centre Redevelopment Masterplan.

**9      CONTRACT AUTHORISATION REPORT – SMOLLETT      21 – 24**  
**FOUNTAIN, ALEXANDRIA, PUBLIC REALM IMPROVEMENT**  
**WORKS**

Submit report by the Chief Officer – Supply, Distribution and Property seeking approval to authorise the Chief Officer – Regulatory and Regeneration to conclude the award of the contract for the Smollett Fountain, Alexandria, Public Realm Improvement Works.

## **TENDERING COMMITTEE**

At a Hybrid Meeting of the Tendering Committee held in the Civic Space, Council Offices, 16 Church Street, Dumbarton on Thursday, 25 November 2021 at 9.15 a.m.

**Present:** Provost William Hendrie and Councillors Ian Dickson, Diane Docherty, Jim Finn and Jonathan McColl.

**Attending:** Angela Wilson, Chief Officer – Supply, Distribution and Property; Annabel Travers, Procurement Manager; Derek McLean, Business Partner – Strategic Procurement; and Lynn Straker, Committee Officer.

**Apology:** An apology for absence was intimated on behalf of Councillor Brian Walker.

**Councillor Ian Dickson in the Chair**

### **DECLARATIONS OF INTEREST**

It was noted that there were no declarations of interest in any of the items of business on the agenda.

### **RECORDING OF VOTES**

The Committee agreed that all votes taken during the meeting would be carried out by roll call vote to ensure an accurate record.

### **MINUTES OF PREVIOUS MEETING**

The Minutes of Meeting of the Tendering Committee held on 10 November 2021 were submitted and approved as a correct record.

### **OPEN FORUM**

The Committee noted that no open forum questions had been submitted by members of the public.

## **CONTRACT AUTHORISATION REPORT – PAYMENT PROCESSING SERVICES**

A report was submitted by the Chief Officer – Supply, Distribution and Property seeking approval to authorise the Chief Officer – Regulatory and Regeneration to conclude the award of the contract for Payment Processing Services.

After discussion and having heard the Business Partner – Strategic Procurement in further explanation and in answer to a Member's questions, the Committee agreed:-

- (1) to authorise the Chief Officer – Regulatory and Regeneration to conclude, on behalf of the Council, the award of the contract for Payment Processing Services to AllPay Limited;
- (2) to note that the contract would be placed by the Council;
- (3) to note that the contract shall be for a period of two years with the option of a two year extension and at an estimated value of £106,666.67 ex VAT over two years and £213,333.34 ex VAT over four years, with the total value of the contract being dependent on the number of transactions; and
- (4) to note that the estimated commencement date of the contract was 1 April 2022.

## **CONTRACT AUTHORISATION REPORT – COMPACTORS FOR DALMOAK RECYCLING CENTRE**

A report was submitted by the Chief Officer – Supply, Distribution and Property seeking approval to authorise the Chief Officer – Regulatory and Regeneration to conclude the award of the contract for the Purchase of Two Traversing Compactors for Dalmoak Recycling Centre.

After discussion and having heard the Business Partner – Strategic Procurement in further explanation and in answer to a Member's questions, the Committee agreed:-

- (1) to authorise the Chief Officer – Regulatory and Regeneration to conclude, on behalf of the Council, the Direct award of two Compactors for Dalmoak Recycling Centre under the Scotland Excel Framework Agreement for Waste Disposal Equipment to Bergmann Direct Limited; and
- (2) to note that the contract shall be for a one off purchase of two waste compactors at a value of £71,480 ex VAT and that the estimated commencement date of the contract was 1 December 2021.

The meeting closed at 9.21 a.m.

## **TENDERING COMMITTEE**

At a Meeting of the Tendering Committee held by video conference on Wednesday, 1 December 2021 at 9.22 a.m.

**Present:** Provost William Hendrie and Councillors Diane Docherty, Ian Dickson, Jim Finn, Jonathan McColl and Brian Walker.

**Attending:** Angela Wilson, Chief Officer – Supply, Distribution and Property; Annabel Travers, Procurement Manager; Angus Cameron, Business Partner – Strategic Procurement; John Kerr, Housing Development and Homelessness Manager; Lesley Kinloch, Integrated Operations Manager – Learning Disability; Sarah Perry, Senior Social Worker; and Scott Kelly, Committee Officer.

**Apology:** An apology for absence was intimated on behalf of Councillor Gail Casey.

**Councillor Ian Dickson in the Chair**

### **DECLARATIONS OF INTEREST**

It was noted that there were no declarations of interest in any of the items of business on the agenda.

### **RECORDING OF VOTES**

The Committee agreed that all votes taken during the meeting would be carried out by roll call vote to ensure an accurate record.

### **OPEN FORUM**

The Committee noted that no open forum questions had been submitted by members of the public.

## **CONTRACT AUTHORISATION REPORT – PROVISION OF 24 HOUR SUPPORTED LIVING AT ST ANDREWS WAY, CLYDEBANK**

A report was submitted by the Chief Officer – Supply, Distribution and Property seeking approval to authorise the Chief Officer – Regulatory and Regeneration to conclude the award of the contract for Provision of 24 Hour Supported Living at St Andrews Way, Clydebank.

Having heard the Business Partner – Strategic Procurement in further explanation of the report, the Committee agreed:-

- (1) to authorise the Chief Officer – Regulatory and Regeneration to conclude, on behalf of the West Dunbartonshire Health and Social Care Partnership, the award of the contract for the Provision of 24 Hour Supported Living at St Andrew's Way to Enable Scotland;
- (2) to note that the contract will be placed by West Dunbartonshire Council;
- (3) to note that the contract shall be for a period of three years at an estimated value of £1,383,000 ex VAT with the option of a one year extension and at an estimate of £1,844,000 ex VAT over four years, subject to any adjustments made in accordance with the real Living Wage; and
- (4) to note that the estimated commencement date of the contract was 31 December 2021.

## **CONTRACT AUTHORISATION REPORT – PASSIVHAUS/ NET ZERO PILOT NEW BUILD DEVELOPMENT**

A report was submitted by the Chief Officer – Supply, Distribution and Property seeking approval to authorise the Chief Officer – Regulatory and Regeneration to conclude the award of the contract for Passivhaus/Net Zero Pilot New Build Development.

After discussion and having heard the Business Partner – Strategic Procurement and the Housing Development and Homelessness Manager in further explanation of the report and in answer to Members' questions, the Committee agreed to remit this matter to a special meeting of the Housing and Communities Committee to be held in January 2022 and to delegate authority to that Committee to make a decision on the authorisation of the awarding of a contract.

The meeting closed at 9.44 a.m.



**WEST DUNBARTONSHIRE COUNCIL****Report by Chief Officer – Supply, Distribution and Property****Tendering Committee: 12 January 2022**

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**Subject: Contract Authorisation Report – Construction of Clydebank Canal New Activity Centre****1. Purpose**

- 1.1** The purpose of this report is to seek the approval of the Tendering Committee to authorise the Chief Officer - Regulatory and Regeneration to conclude the award of the contract for Construction of Clydebank Canal New Activity Centre.

**2. Recommendations**

- 2.1** It is recommended that the Tendering Committee:
- a) Authorise the Chief Officer - Regulatory and Regeneration to conclude on behalf of West Dunbartonshire Council (the Council), the award of the contract for Construction of Clydebank Canal New Activity Centre to Kier Construction Ltd.
  - b) Note that the contract shall be for a period of 10 months at an estimated value of £982,000 ex VAT. The estimated commencement date of the contract is 31 January 2022

**3. Background**

- 3.1** The project was developed in response to the recommendation from the Clydebank Charrettes to bring more activity into the town centre and make better use of the Canal. The Centre will be designed to harmonise with its surroundings, resulting in an attractive new design feature in Clydebank town centre.
- 3.2** The requirement is to provide a quality bespoke transportable modular building activities and services that will be offered at the Centre which will focus on health and fun, and may include bike hire and repair, club meetings, facilities for kayak clubs and community classes.
- 3.3** The overall budget Construction of Clydebank Canal New Activity Centre was approved at the IRED Committee on 15 September 2021. The period of budget is for 10 months. The budget amounts for this specific contract is £982,000, broken down as follows: £747,000 Regeneration Capital Fund awarded from the Scottish Government Fund (RCGF), £200,000 Local Economic Development budget and £35,000 Development Contributions paid to the Council by private developers.

- 3.4** This procurement exercise has been conducted in accordance with the Council's Standing Orders and Financial Regulations and the Public Procurement Regulations . A Contract Strategy document was also approved on 6 December 2021.
- 3.5** During the initial stages of the project a market research was undertaken in the form of a questionnaire listing the full requirements for a transportable modular building system with particular reference to, designing and integrating with professional design teams, designing and manufacturing modular transportable buildings where detailed sustainability criteria had been incorporated by the use of sustainable materials. From the market research there was six responses, with a number of the contractors featuring on two FA agreements (FA), Scottish Procurement Alliance (SPA) and Crown Commercial services (CCS). The use of the SCAPE Framework Agreement was also considered at this stage. However, during the review stage with the service area and key stakeholders, it was believed that the responses received from the FA contractors could only deliver a basic building and not the bespoke specification required.
- 4. Main Issues**
- 4.1** Due to the unique design and requirements of this project it was agreed to take the project to the open market via an Open Tender, however, despite the market research response, the market could not satisfy the requirements or deliver the project within the timelines required and no bids were received.
- 4.1** Due to tight time constraints of complying with the Scottish Government funding conditions, an assessment was undertaken of the two contractors which were on the SCAPE FA. Both contractors submitted presentations providing an overview of their capability competence, experience in delivering similar projects as well as a detailed project plan for completion of the Centre. Both presentations were evaluated by representatives from Regulatory and Regeneration, Corporate Procurement Unit and Consultancy Services. A consensus meeting was held where it was recommended to direct award the project to Kier Construction Ltd based on the following factors, capacity to deliver the project within the project funding timelines, experience of delivering a modular building with the added complexity of movability and relocating, timescale and indicative cost estimate of Pound per cubic metre.
- 4.2** It is recommended that the contract is awarded to Kier Construction Ltd, of Campsie House, Buchanan Park, Stepps, Glasgow, G33 6HZ. The contract shall be for a period of 10 months at an estimated value of £982,000 ex VAT. The estimated commencement date of the contract is 31 January 2022.

**4.3** Kier Construction has committed to paying all staff as a minimum the real Living Wage £9.50 per hour and promotes Fair Working Practices across their organisation. Further, Kier Construction Ltd has committed to delivery of social benefits that will be discussed at the implementation meeting and examples will be:

- Recruitment of members of staff from within the West Dunbartonshire geographical area;
- Use of West Dunbartonshire based organisations for sub-contracting opportunities;
- Measurable and committed support for local small and medium sized enterprises
- Measurable and committed support for local Supported Businesses
- Measurable and committed support for local community benefits
- Donation of hours of labour to support a local community project;
- Providing hours of volunteers to support a local community project;
- Donation of support a local community project;
- Community operated transport which helps reduce CO2 emissions or carbon footprint; and
- Supporting the reduction of non-recyclable materials throughout the West Dunbartonshire area.

## **5. People Implications**

**5.1** There are no people implications.

## **6. Financial and Procurement Implications**

**6.1** Financial costs in respect of this contract will be met from the approved Capital budget of Regulatory and Regeneration.

**6.2** The final outturn cost of the design and build will not be known until completion and sign off of the building design, however it will be within the level of funding advised in 3.3.

**6.3** This procurement exercise was conducted in accordance with the agreed Contract Strategy produced by the Corporate Procurement Unit in close consultation with Regeneration officers and the provisions of Contract Standing Orders, the Financial Regulations and relevant Public Procurement Regulation.

## **7. Risk Analysis**

**7.1** Kier Construction Ltd has no known links to Serious and Organised Crime which would have significant political and reputational ramifications for the Council.

**7.2** Should the Tendering Committee decide not to proceed as recommended the project will likely be terminated as a condition of the funding is to have a contract awarded for the Centre construction by 31 January 2022.

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

- 8.1** An equalities impact screening was undertaken and identified a range of positive impacts for equality groups. There are also likely to be positive impacts in terms of health and social economic impact.

## **9. Consultation**

- 9.1** Regulatory and Regeneration, Finance Services and Legal Services have been consulted on the contents of this report.

## **10. Strategic Assessment**

- 10.1** The Construction of Clydebank Canal New Activity Centre will contribute to the delivery of the Council's strategic priorities:

- A Strong local economy and improved employment opportunities;
- Meaningful community engagement with active empowered and informed citizens who feel safe and engaged; and
- Open, accountable and accessible local government

**Name:** Angela Wilson

**Designation:** Chief Officer – Supply, Distribution and Property

**Date:** December 2021

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**Person to Contact:** Laura Adams – Senior Procurement Officer, Corporate Procurement Unit, Council Offices, 16 Church Street, Dumbarton. Telephone: N/A  
Email: [Laura.Adams@west-dunbarton.gov.uk](mailto:Laura.Adams@west-dunbarton.gov.uk)

Magda Swider - Regeneration Officer  
Email: [magdalenaswider@west-dunbarton.gov.uk](mailto:magdalenaswider@west-dunbarton.gov.uk)

Gillian McNamara - Regeneration Co-ordinator  
Email : [Gillian.McNamara@west-dunbarton.gov.uk](mailto:Gillian.McNamara@west-dunbarton.gov.uk)

**Appendices:** None

**Background Papers:** Contract Strategy  
Equalities Impact Assessment

**Wards Affected:** Clydebank Central / Clydebank Waterfront

**WEST DUNBARTONSHIRE COUNCIL****Report by Chief Officer – Supply, Distribution and Property****Tendering Committee: 12 January 2022**

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**Subject: Contract Authorisation Report – Demolition Of The Former Care Home Known As Willox Park, 6 Willox Park, Dumbarton**

**1. Purpose**

- 1.1** The purpose of this report is to seek the approval of the Tendering Committee to authorise the Chief Officer – Regulatory and Regeneration, to conclude the award of the contract for the demolition of the former care home known as Willox Park 6 Willox Park, Dumbarton.

**2. Recommendations**

- 2.1** It is recommended that the Tendering Committee:
- a) Authorise the Chief Officer - Regulatory and Regeneration to conclude on behalf of West Dunbartonshire Council (the Council), the award of the contract for the demolition of the former care home known as Willox Park to George Beattie & Sons Ltd and
  - b) Note that the contract shall be for a period of six weeks and at a value of £95,990 ex VAT. The estimated commencement date of the contract is 7 February 2022.

**3. Background**

- 3.1** The purpose of the tender was to identify and appoint a suitably qualified and experienced contractor to demolish the former Willox Park Care Home and associated outbuildings.
- 3.2** The demolition of the former Willox Park Care Home and associated outbuildings will be funded as part of the Building Upgrades budget. Building upgrades budget was approved by Council as part of the Council's Capital Plan update at the Council meeting on 22 March 2021.
- 3.3** This procurement exercise has been conducted in accordance with the Council's Standing Orders, Financial Regulations, and the Public Regulations. The Contract Strategy was approved on 15 April 2021.
- 3.4** The Contract Strategy identified that the preferred procurement route was a mini competition call-off from the Scotland Excel Framework Agreement (FA) for Demolition Services. All seventeen contractors that could service the Council were invited to bid for the Council's requirement through the Public Contracts Scotland Tender portal on 30 November 2021. Seven contractors submitted a response by the deadline for the submissions.

#### **4. Main Issues**

- 4.1** The evaluation was carried out in accordance with the mini competition call-off guidance. The tenderers' technical evaluations from the original Scotland Excel FA for Demolition (accounting for 30%) were taken forward and applied to the tenderers' price return (Price accounting for 70%), under the mini-competition, to give a total tender score out of 100%: See Appendix 'Tender Total Scores'.
- 4.2** It is recommended that the contract be awarded to George Beattie & Sons Ltd, who has provided the most economically advantageous tender. The contract shall be for a period of six weeks at a value of £95,990. Please note; all values in the report are rounded to the nearest pound.
- 4.3** George Beattie & Sons are signed up to the Scottish Business Pledge and pay all their staff above the real Living Wage. George Beattie & Sons Ltd has committed to the following social benefits:
- Use of West Dunbartonshire based organisations for sub-contracting opportunities;
  - Donation of goods to local food-share scheme;
  - Donations of materials to support a local community project; and
  - Donation of money to support a local community project.

The benefits will be discussed at the project implementation meeting with George Beattie & Sons and actions to take these forward will be agreed.

#### **5. People Implications**

- 5.1** There are no people implications.

#### **6. Financial and Procurement Implications**

- 6.1** Financial costs in respect of this contract will be met from the Building Upgrades Capital budget and the costs identified through the procurement process of £95,990 is below the budget identified for this work of £367,619.
- 6.2** This procurement exercise was conducted in accordance with the agreed Contract Strategy produced by the Corporate Procurement Unit in close consultation with Building Assets officers and the provisions of Contract Standing Orders, the Financial Regulations and relevant Public Procurement Regulations.

#### **7. Risk Analysis**

- 7.1** Appointment of an experienced contractor with a good reputation in demolition will limit the risk of hazardous substances contaminating a residential area and will eliminate the ongoing risk of vandalism or fire.
- 7.2** George Beattie & Sons Ltd has no known links to Serious and Organised Crime, which would have significant political and reputational ramifications for the Council.

**7.3** Should the Tendering Committee decide not to proceed as recommended then this will delay the project and may have financial implications.

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

**8.1** An equalities screening was undertaken for this report. There is no equalities impact.

## **9. Strategic Assessment**

**9.1** This report contributes to the Council's Strategic Priorities and particular towards:

- Improve local housing and environmentally sustainable infrastructure
- Improve the well-being of communities and protect the welfare of vulnerable people.

**Name:** Angela Wilson

**Designation:** Chief Officer – Supply, Distribution and Property

**Date:** 20 December 2021

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<b>Person to Contact:</b>	Daniel O'Donnell, Procurement Officer, Corporate Procurement Unit Telephone 01389 738572 Email: <a href="mailto:daniel.o'donnell@west-dunbarton.gov.uk">daniel.o'donnell@west-dunbarton.gov.uk</a>
<b>Appendices:</b>	Tender Total Scores
<b>Background Papers:</b>	The Contract Strategy EIA Screening
<b>Wards Affected:</b>	Dumbarton

### Tender Total Scores

	Weight	Caskie Limited	Central Demolition Ltd	Dem Master Demolition Ltd	<b>George Beattie &amp; Sons Ltd</b>	JCJ Group	MGR Ltd	Reigart Ltd.
<b>Quality (30%)</b>								
<b>Quality Sub-Total</b>	<b>100%</b>	83.3%	88.7%	90.3%	<b>94.7%</b>	84.3%	85.3%	86.7%
<b>Quality Sub-Total</b>	<b>(30%)</b>	25%	26.6%	27.1%	<b>28.4%</b>	25.3%	25.6%	26%

<b>Price (70%)</b>								
Total Price	<b>(70%)</b>	£181,685	£121,520	£96,135	£95,990	£97,320	£119,520	£154,171
<b>Price Sub Total</b>	<b>100%</b>	52.8%	79.0%	99.8%	<b>100%</b>	98.6%	80.3%	62.3%
<b>Price Sub Total – Weighted</b>	<b>(70%)</b>	37.0%	55.3%	69.9%	<b>70%</b>	69%	56.2%	43.6%
<b>Total Score</b>	<b>100%</b>	62.0%	81.9%	97%	<b>98.4%</b>	94.3%	81.8%	69.6%

Please note; all values in the above table are rounded to the nearest pound.

Overall quality scores for each contractor are provided, however Scotland Excel did not provide the breakdown of the quality scores to the FA contractors therefore this information is not in the public domain and cannot be shared.



**WEST DUNBARTONSHIRE COUNCIL****Report by Chief Officer – Supply, Distribution and Property****Tendering Committee: 12 January 2022**

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**Subject: Contract Authorisation Report – Consultant for Artizan Centre Redevelopment Masterplan****1. Purpose**

- 1.1** The purpose of this report is to seek the approval of the Tendering Committee to authorise the Chief Officer – Regulatory and Regeneration, to conclude the award of the contract for the appointment of a consultant for the Artizan Centre Redevelopment Masterplan.

**2. Recommendations**

- 2.1** It is recommended that the Tendering Committee:
- a) Authorise the Chief Officer - Regulatory and Regeneration to conclude on behalf of West Dunbartonshire Council (the Council), the award of the contract for the Consultant for the Artizan Centre Redevelopment Masterplan to Fourth Street Place Consultants Ltd; and
  - b) Note that the contract shall be for a period of three months and at a value of £68,196 ex VAT. The estimated commencement date of the contract is 7 February 2022.

**3. Background**

- 3.1** The purpose of the tender was to identify and appoint a suitably qualified and experienced Consultant with appropriate urban design and planning, community engagement and commercial experience to deliver development options for the site of the largely vacant Artizan Shopping Centre in Dumbarton.
- 3.2** The approval to proceed with the tendering process was granted as part of the Levelling Up Fund report to the Infrastructure, Regeneration and Economic Development Committee meeting on 10 June 2021. The budget of £68,196 is to be funded from the awarded Scottish Government Levelling Up Fund.
- 3.3** This procurement exercise has been conducted in accordance with the Council's Standing Orders, Financial Regulations, and the Public Procurement Regulations. The Contract Strategy was approved on 1 November 2021.
- 3.4** The Contract Strategy identified that the preferred procurement route was to carry out an open tender procedure to allow for exposure of the requirement to maximum relevant providers. The Council's requirement was conducted through the Public Contracts Scotland Tender portal on 7 December 2021. Six providers submitted a response by the deadline for the submissions.

#### **4. Main Issues**

- 4.1** The six tender submissions were evaluated against a set of award criteria, which was based on a Price / Quality ratio of 40% / 60%. See Appendix 'Tender Total Scores'.
- 4.2** It is recommended that the contract be awarded to Fourth Street Place Consultants Ltd, who has provided the most economically advantageous tender. The contract shall be for a period of three months at a value of £68,196. Please note all values in the report are rounded to the nearest pound.
- 4.3** Fourth Street Place Consultants Ltd pay all their staff above the real Living Wage. Fourth Street Place Consultants has committed to the following social benefits:
- Providing volunteers to support a local community project;
  - Provide support for local Third Sector organisation(s); and
  - Facilitate quarterly work experience opportunities covering a range of work-based skills.

The benefits will be discussed at the project implementation meeting with Fourth Street Consultants Ltd and actions to take these forward will be agreed.

#### **5. People Implications**

- 5.1** There are no People Implications.

#### **6. Financial and Procurement Implications**

- 6.1** Financial costs in respect of this contract will be met from the Levelling up Fund capital budget. The cost of the supply per the tendered outcome of £68,168 compares with the budget identified for this aspect of the project of £100,000.
- 6.2** This procurement exercise was conducted in accordance with the agreed Contract Strategy produced by the Corporate Procurement Unit in close consultation with Regeneration and Building Assets officers and the provisions of Contract Standing Orders, the Financial Regulations and relevant Public Procurement Regulations.

#### **7. Risk Analysis**

- 7.1** Fourth Street Consultants Ltd has no known links to Serious and Organised Crime, which would have significant political and reputational ramifications for the Council.

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

- 8.1** An equalities screening was undertaken for this report. There is no equalities impact.

#### **9. Strategic Assessment**

- 9.1** This report contributes to the Council's Strategic Priorities and particular towards:

- A strong local economy and improved employment opportunities
- Meaningful community engagement with active empowered and informed citizens who felt safe and engaged

**Name:** Angela Wilson

**Designation:** Chief Officer – Supply, Distribution and Property Services

**Date:** 22 December 2021

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**Person to Contact:** Daniel O'Donnell, Procurement Officer, Corporate Procurement Unit  
Telephone 01389 738572  
Email: [daniel.o'donnell@west-dunbarton.gov.uk](mailto:daniel.o'donnell@west-dunbarton.gov.uk)

**Appendices:** Tender Total Scores

**Background Papers:** The Contract Strategy  
EIA Screening

**Wards Affected:** Dumbarton

### Tender Total Scores

	Weight	BDP Ltd	Collective Architecture	<b>Fourth Street Place Consultants</b>	SLR Consulting Ltd	Stantec UK Ltd	Three Sixty Architecture
<b>Quality (60%)</b>							
Project Team Structure & Skills/Qualifications	<b>35%</b>	17.50%	26.25%	<b>35%</b>	17.5%	26.25%	35%
Methodology	<b>35%</b>	8.75%	17.5%	<b>35%</b>	17.5%	26.25%	35%
Public Consultation and Engagement Strategy	<b>25%</b>	6.25%	18.75%	<b>25%</b>	6.25%	12.5%	18.75%
Social Benefits/Fair work practices	<b>5%</b>	2.5%	5%	<b>5%</b>	5%	5%	5%
<b>Quality Sub-Total</b>	<b>100%</b>	35%	67.5%	<b>100%</b>	46.75%	70%	93.75%
<b>Quality Sub-Total</b>	<b>(60%)</b>	21%	40.5%	<b>60%</b>	28.05%	42%	56.25%

<b>Price (40%)</b>							
<b>Price Sub Total</b>	<b>100%</b>	79.45%	96.15%	<b>100%</b>	85.25%	77.65%	91.17%
<b>Price Sub Total – Weighted</b>	<b>(40%)</b>	31.78%	38.46%	<b>40%</b>	34.1%	31.06%	36.47%
<b>Total Score</b>	<b>100%</b>	52.78%	78.96%	<b>100%</b>	61.85%	73.06%	92.72%

**WEST DUNBARTONSHIRE COUNCIL****Report by Chief Officer – Supply, Distribution and Property****Tendering Committee: 12 January 2022**

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**Subject: Contract Authorisation Report – Smollett Fountain Alexandria Public Realm Improvement Works****1. Purpose**

- 1.1** The purpose of this report is to seek the approval of the Tendering Committee to authorise the Chief Officer – Regulatory and Regeneration, to conclude the award of the contract for the Smollett Fountain Alexandria Public Realm Improvement Works.

**2. Recommendations**

- 2.1** It is recommended that the Tendering Committee:
- a) Authorise the Chief Officer - Regulatory and Regeneration to conclude on behalf of West Dunbartonshire Council (the Council), the award of the contract of Smollett Fountain Alexandria Public Realm Improvement Works to Luddon Construction Ltd; and
  - b) Note that the contract shall be for a period of four months and at a value of £603,145 ex VAT. The estimated commencement date of the contract is 7 February 2022.

**3. Background**

- 3.1** The purpose of the tender was to identify and appoint a suitably qualified and experienced contractor to provide permanent public realm and pedestrian improvement works around the historic Smollett Fountain on the junction of Main Street and Bank Street.
- 3.2** The Smollett Fountain Restoration Design, which includes improved roads and footpaths adjacent to the fountain, was originally approved as part of the Infrastructure, Regeneration and Economic Development Committee on 21 August 2019. The next phase of the project was then further advised and approved as part of the Infrastructure, Regeneration and Economic Development Committee on 15 September 2021. The budget of £603,145 will be funded from Local Economic Development (£302,145) and Scottish Government Town Centre Fund (£301,000).
- 3.3** This procurement exercise has been conducted in accordance with the Council's Standing Orders, Financial Regulations, and the Public Procurement Regulations. The Contract Strategy was approved on 14 May 2021.
- 3.4** The Contract Strategy identified the preferred procurement route was to use the Council's Road Civils framework agreement (FA). It was identified the Road Civils FA had the specialist civil engineering contractors required to carry

out the Public Realm Works and it offered a compliant route to market and negated the need to carry out a tender process saving resource costs and time. The Roads Civils FA is currently providing consistently lower cost rates than going to the open market.

#### **4. Main Issues**

- 4.1** The Road Civils FA is ranked and consists of two Lots, Lot 1 Small works and Lot 2 Large works with Lot 2 selected for this procurement process. The award criteria is based on a price (70%) / quality (30%) split. There are six contractors on Lot 2 with Luddon Construction Ltd being the first ranked. The call off procedure on the FA requires approaching the first ranked contractor, and then if they decline, the Council will follow the sequential ranked thereafter. The scores relative to Luddon Construction Ltd are as follows:

<b>Rank</b>	<b>Tenderer Name</b>	<b>Quality Score (30%)</b>	<b>Price Score (70%)</b>	<b>Total Score (100%)</b>
1	Luddon Construction Ltd	22.50%	65.28%	87.78%

- 4.2** It is recommended that the contract be awarded to Luddon Construction Ltd Balmore Road, Glasgow. The contract shall be for a period of four months at a value of £603,145.
- 4.3** Luddon Construction Ltd pay their staff above the real Living Wage of £9.90 per hour. Luddon Construction Ltd have indicated they would be willing to provide the following social benefits:

- Use of West Dunbartonshire based organisations for sub-contracting opportunities;
- Donation of goods to local food-share scheme;
- Donations of materials to support a local community project; and
- Donation of money to support a local community project.

The benefits will be discussed at the project implementation meeting with Luddon Construction Ltd and actions to take these forward will be agreed.

#### **5. People Implications**

- 5.1** There are no people implications.

#### **6. Financial and Procurement Implications**

- 6.1** Financial costs in respect of this contract will be met from the Local Economic Development budget (£302,145) and the Scottish Government Town Centre (£301,000). The cost of the supply per the tendered outcome of £603,145 is £91,000 higher than the original anticipated cost of the project of (£509,000). The difference of £91,000 identified will be covered from the Local Economic Development budget. The rise in cost is a combination of the impact of Brexit and the delays due to Covid resulting in increased labour and supply costs.

**6.2** This procurement exercise was conducted in accordance with the agreed Contract Strategy produced by the Corporate Procurement Unit in close consultation with Regeneration officers and the provisions of Contract Standing Orders, the Financial Regulations and relevant Public Procurement Regulations.

## **7. Risk Analysis**

**7.1** Luddon Construction Ltd has no known links to Serious and Organised Crime, which would have significant political and reputational ramifications for the Council.

**7.2** Should the Tendering Committee decide not to proceed as recommended then this will delay the project and may have financial implications.

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

**8.1** An equalities screening was undertaken for this report. The report concluded the work being carried out is likely to have a positive effect in terms of age for older and younger people, with possible intergenerational benefits and disabled access should be improved. A safer and more pleasant environment will be created which all can access and enjoy by all. The proposal has the potential to help boost community pride and ownership and create a more attractive town centre.

## **9. Strategic Assessment**

**9.1** This report contributes to the Council's Strategic Priorities and particular towards:

- A Strong local economy and improved employment opportunities;
- Open, accountable and accessible local government; and
- Meaningful community engagement with active empowered and informed citizens who feel safe and engaged

**Name:** Angela Wilson

**Designation:** Chief Officer – Supply, Distribution and Property

**Date:** 21 December 2021

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**Appendices:** N/A

**Background Papers:** The Contract Strategy  
EIA Screening

**Wards Affected:** Leven