

WEST DUNBARTONSHIRE COUNCIL

Report by Executive Director of Housing, Environmental and Economic Development

Tendering Committee: 18 April 2012

**Subject: Measured Term Contract for Lift Refurbishment Programme in
Medium/High Rise Blocks, West Dunbartonshire, 2012 - 2015**

1. Purpose

- 1.1** To advise the Committee of tenders received for a measured term contract to execute a lift refurbishment programme to medium/high rise domestic premises in West Dunbartonshire from years 2012 to 2015.

2. Background

- 2.1** Tenders for the project were received on 27 March 2012 from ten contractors, two of which were deemed non compliant.

3. Main Issues

- 3.1** The works will comprise the complete refurbishment works to any outstanding lifts in domestic properties throughout the area.
- 3.2** The tender was advertised on the Public Contracts Scotland website.

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 eight compliant returned tenders have been checked arithmetically and the lowest five 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 2nd 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 execute these works could result in a higher incidence of equipment failure and will also be detrimental to compliance with the Scottish Housing Quality Standard (SHQS).

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 are necessary due to the age and condition of existing lift equipment. 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 Consult Lift Services Ltd in the amount of £701,550.

Elaine Melrose

Executive Director of Housing, Environmental and Economic Development

Date: 18 April 2012

Person to Contact: Stewart Paton HRA Capital Programme Leader -
Consultancy Services, Garshake Road, Dumbarton,

telephone: 01389 737390, e-mail: stewart.paton@west-dunbarton.gov.uk

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