

WEST DUNBARTONSHIRE COUNCIL

Report by Executive Director of Housing, Environmental and Economic Development

Tendering Committee: 18 April 2012

**Subject: Measured Term Contract for External Fabric Improvements to
High Rise Domestic Premises, West Dunbartonshire, 2012 - 2015**

1. Purpose

- 1.1** To advise the Committee of tenders received for a measured term contract to form a pool of contractors to execute external fabric improvements to high rise domestic premises in West Dunbartonshire from years 2012 to 2015.

2. Background

- 2.1** Tenders for the project were received on 20 March 2012 from five contractors.

3. Main Issues

- 3.1** The works will comprise new insulated overclad systems to external walls, new windows, re-roofing and other associated works.
- 3.2** Under European Union Public Procurement Practice rules a Contract Notice was submitted to SIMAP (Information Systems on Public Procurement) and the Official Journal of the European Union. Completed prequalification questionnaires based on five pre-selection criteria were received from 8 contractors, 6 of whom were invited to tender. One contractor subsequently withdrew prior to tender submission.

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 five 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 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 essential improvements may lead to a further deterioration in the fabric of the buildings at consequential additional cost to the Council and will 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 will significantly improve the insulation of high rise domestic premises throughout West Dunbartonshire as well as addressing water ingress and dampness problems that have been prevalent in the buildings in recent years. These works also contribute to achieving SHQS for these particular properties.
- 9.2 The Committee is invited to approve the selection of Lovell Ltd, Turner Facilities Management Ltd and Wates Construction Ltd as the pool of contractors for this contractual arrangement.

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Date: 18 April 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