

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
Low/ Medium 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 three contractors to execute external fabric improvements to low/medium rise domestic premises in West Dunbartonshire from years 2012 to 2015.

2. Background

- 2.1** Tenders for the project were received on 23 March 2012 from seven contractors.

3. Main Issues

- 3.1** The works comprise new insulated overclad and rendering 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 13 contractors, 8 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 seven returned tenders have been checked arithmetically and the lowest four 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 low/medium 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 Turner Facilities Management Ltd, Lovell Ltd and Apollo Property Services Group Ltd as the pool of contractors for this contractual arrangement.

Elaine Melrose
Executive Director of Housing, Environmental and Economic Development
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