

**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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**Appendices:** Tender Total Scores

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

**Wards Affected:** 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.