

WEST DUNBARTONSHIRE COUNCIL

Report by Executive Director of Housing, Environmental and Economic Development

Tendering Committee: 26 January 2012

Subject: Design and Build of External Fabric Upgrade of 13 Nr Flatted Properties, Rosshead, Alexandria Including Associated CESP Funding

1. Purpose

- 1.1** To advise the Committee of tenders received for the Design and Build of External Fabric Upgrade to 13 Nr flatted properties at Rosshead and to seek approval to accept the most economically advantageous tender.

2. Background

- 2.1** Tenders for the project were received on 14 November 2011 from five contractors.

3. Main Issues

- 3.1** The works comprise a new insulated over clad system to external walls, new common close windows, re-roofing and other associated works.
- 3.2** The tender was advertised on the Public Contracts Scotland website and completed pre-qualification questionnaires based on six pre-selection criteria were received from 10 contractors, 6 of whom were invited to tender.
- 3.3** Tenders were scored on the most economically advantageous basis which in addition to price included quality of each tenderer.

Criteria carried the following weighting:-

◆ Financial	70%
◆ Quality	30%

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 tenders have been checked arithmetically and 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 Keepmoat's tender has been evaluated as the most economically advantageous tender based on the financial and quality criteria. Keepmoat accrued a score of 78.21 which compared favourably with the next best score of 69.03.

5.3 This project will be funded from the Housing Capital budget provision supported by funding secured from the Community Energy Saving Programme (CESP) that forms part of the government's Heat and Energy Saving Strategy.

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 CESP funding can only be secured on completion of the works within specific deadlines to meet the Office of Gas and Electricity Markets (OFGEM) requirements.

6.3 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.

7 Equalities Impact Assessment (EIA)

7.1 No significant issues were identified in a screening for potential equality impact of this service.

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 each of the flats in Halkett Crescent and Colquhoun Drive as well as addressing water ingress and dampness problems that have been prevalent in the buildings in recent years.
- 9.2** The Committee is invited to approve the awarding of the contract to Keepmoat in the amount of £2,699,039.03.

Elaine Melrose

Executive Director of Housing, Environmental and Economic Development

Date: 26 January 2012

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Appendices:

1. Form ST/1 - Statement of Tenders Received
2. Tender Evaluation Matrix

Background Papers: Housing, Environmental and Economic Development Report 8 June 2011: Community Energy Savings Programme 2011/2012

Ward Affected: 1