

Finance and Resources Committee

10.00am, Thursday, 8 September 2016

Contractor Works Framework – Award of Contract

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|--------------------------|-----|
| Item number | 7.4 |
| Report number | |
| Executive/routine | |
| Wards | All |

Executive summary

This report seeks Committee approval to award a multi-lot framework agreement to the most economically advantageous organisations identified following a competitive tendering process. The framework consists of 12 lots for an undefined programme of capital works to support the Council in delivering its construction, maintenance and repair programmes.

It is anticipated the framework will commence in September 2016 for a period of two years with the option to extend annually for a further two years.

The estimated value of the framework is £223m over the four year contract period.

Links

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|---------------------------------|--------------------|
| Coalition pledges | P17, P29, P30, P31 |
| Council outcomes | CO16, CO23 |
| Single Outcome Agreement | SO4 |

Contractor Works Framework – Award of Contract

Recommendations

1. It is recommended that Committee:
 - 1.1 Approves the award of Lot 1 – Electrical Installation Works to Arthur McKay & Co Ltd, Dacoll (Electrical Contracting) Ltd, FES Ltd, McGill, Nicholson Bros (Electrical Contractors) Ltd and Skanska FM Ltd at an estimated contract value of £1,250,000 per annum.
 - 1.2 Approves the award of Lot 2 – Mechanical Installation Works to Arthur McKay & Co Ltd, FES Ltd, McGill and Skanska FM Ltd at an estimated contract value of £1,800,000 per annum.
 - 1.3 Approves the award of Lot 3 Roofing & Rainwater Works to Advance Construction Ltd, Clark Contracts Ltd, G Grigg & Sons, James Breck Ltd, Watson & Lyall Ltd and Zenith at an estimated contract value of £4,000,000 per annum.
 - 1.4 Approves the award of Lot 4 Timber/uPVC Windows, Doors & Screens to Ashwood Scotland Ltd, Clark Contracts Ltd, Cornhill Building Services Ltd, Lakehouse Contracts Ltd and Watson & Lyall at an estimated contract value of £4,200,000 per annum.
 - 1.5 Notes that Lot 5 Curtain Walling, Windows, Doors and Screens will be re-tendered due to lack of market interest and will be subject to a further Committee report at a later date.
 - 1.6 Approves the award of Lot 6 Multi-Trade Works Packages up to £500,000 in individual value to Ashwood Scotland Ltd, Cornhill Building Services Ltd, Clark Contracts, Maxi Construction, McGill and Morris & Spottiswood at an estimated contract value of £8,000,000 per annum.
 - 1.7 Approves the award of Lot 7 Multi-Trade Works Packages between £500,001 - £5,000,000 in individual value to CCG Ltd, Central Building Contractors (Glasgow) Ltd, ESH Construction, Graham Construction, Lakehouse Contracts Ltd and Maxi Construction at an estimated contract value of £12,000,000 per annum.
 - 1.8 Approves the award of Lot 8 Multi-Trade Works Packages above £5,000,000 in individual value to BAM Construction, CCG Ltd, Central Building Contractors (Glasgow) Ltd, Graham Construction, McLaughlin & Harvey and Morgan Sindall at an estimated contract value of £20,000,000 per annum.

- 1.9 Approves the award of Lot 9 Stonework and Masonry Works to Cornhill Building Services, G Grigg & Sons, Go Wright, Historic Property Restoration, James Breck Ltd and Zenith at an estimated contract value of £4,000,000 per annum.
- 1.10 Approves the award of Lot 10 Groundworks, Civil Works and Concrete Repairs to Crummock Scotland Ltd, Advance Construction Ltd, Luddon Construction, MacKenzie Construction and Premier One at an estimated contract value of £125,000 per annum.
- 1.11 Notes that Lot 11 Timber Treatment Works will be re-tendered due to lack of market interest and will be subject to a further Committee report at a later date.
- 1.12 Approves the award of Lot 12 Water Treatment and Legionella Management Works to Caledonia Heating, Envirocure, GBS Building Services, HSL Compliance Ltd, Integrated Water Services Ltd and SPIE Ltd at an estimated contract value of £425,000 per annum.
- 1.13 Notes the contract values above are reflective of historical spend on these services over the previous four financial years, and that the scope of works may fluctuate subject to budget allocation and funding approvals.
- 1.14 Delegates authority to the Director or Head of Service of the relevant Directorate in line with the Scheme of Delegation for the awarding of mini competitions which are undertaken using the framework and notes that these awards will be reported to Finance and Resources Committee under the quarterly procurement report for Awards of Contract.

Background

- 2.1 The Council requires contractors to deliver the Capital Investment Programme and other construction requirements for the next four years.
- 2.2 At present, the Council is utilising a range of organisations to deliver construction works, through a range of procured contractual arrangements, Quick Quotes, and one off procurement processes tendered in the open market through Public Contracts Scotland and the Official European Journal, depending on the value. Commercial and Procurement Services and Property & Facilities Management, have undertaken a review of the current arrangements with the aim to consolidate the current requirements into one framework providing suitably experienced and qualified contractors, maximising economies of scale, improving contract management efficiencies and rationalising the portfolio of contractors.

Main report

- 3.1 The Council is seeking approval to appoint a number of suitably qualified and experienced contractors to carry out construction works for an undefined programme of construction, maintenance and repairs predominantly for its corporate estate. The tender and evaluation process was conducted in

accordance with Council Contract Standing Orders, Public Contracts (Scotland) Regulations 2012 and EU Procurement Directives.

3.2 On 28 October 2015, the Council undertook a full tender exercise by placing a contract notice on the Public Contracts Scotland Portal as a two stage process.

3.3 The lots advertised were:

- Lot 1 Electrical Installation Works
- Lot 2 Mechanical Installation Works
- Lot 3 Roofing & Rainwater Works
- Lot 4 Timber/uPVC Windows, Doors & Screens
- Lot 5 Curtain Walling, Windows, Doors and Screens
- Lot 6 Multi-Trade Works Packages up to £500,000
- Lot 7 Multi-Trade Works Packages between £500,001 - £5,000,000
- Lot 8 Multi-Trade Works Packages above£5,000,000
- Lot 9 Stonework and Masonry Works
- Lot 10 Groundworks, Civil Works and Concrete Repairs
- Lot 11 Timber Treatment Works
- Lot 12 Water Treatment and Legionella Management Works

3.4 Following limited interest in lots 5 and 11 the Council subsequently withdrew the lots and are currently undertaking market engagement to ensure sufficient interest in the future.

3.5 The aim of the Pre-Qualification Questionnaire (PQQ) evaluation process was to allow the Council to identify suitably qualified and experienced bidders to be invited to tender. Up to twelve organisations per lot were successful in proceeding to the tender stage and were subsequently issued an Invitation to Tender on 18 April 2016.

3.6 Following tender returns in May 2016, tender submissions were evaluated by a technical evaluation panel. This places an emphasis on quality, as well as price, with the aim of selecting the most economically advantageous tenders for each of the 10 remaining lots based on a ratio of 30% quality and 70% cost. The quality/cost ratio was determined as the Council has a requirement to carry out a significant volume of planned maintenance and improvement works within a defined budget, it was crucial that there was an emphasis on cost, whilst ensuring that the contractor's proposals and procedures were of high quality. A minimum quality threshold of 60% was set in order to discount organisations failing to meet the quality standards and key outcomes set out within the tender documentation.

3.7 The quality analysis was based on weighted award criteria questions, which were scored using a 0 to 10 matrix. Following completion of the quality analysis,

tenders that passed the minimum threshold of 60% were subject to cost analysis.

- 3.8 All the bids submitted were based on a percentage uplifts on varying bands of construction works costs for profits and overheads. The lowest notional cost for providing various works packages was awarded the full 70 available marks for cost with the other bids being scored on a pro rated basis. The tender results for each lot are set out below. Further information on the tendering process is available within Appendix 1.
- 3.9 A maximum of six organisations were appointed per Lot. The successful bidders have been identified by organisation name in the table below. Unsuccessful bidders have been anonymised.

Lot 1 – Electrical Installation Works

| Tenderer | Price Score | Quality Score | Overall Tender | Overall Rank |
|---|-------------|---------------|----------------|--------------|
| Nicholson Bros (Electrical Contractors) Ltd | 70.00 | 21.90 | 91.90 | 1 |
| Dacoll (Electrical Contracting) Ltd | 67.66 | 23.10 | 90.76 | 2 |
| McGill | 69.77 | 18.90 | 88.67 | 3 |
| Arthur McKay & Co Ltd McKay | 66.14 | 20.55 | 86.69 | 4 |
| Skanska FM Ltd | 67.77 | 18.60 | 86.37 | 5 |
| FES | 64.96 | 20.70 | 85.66 | 6 |
| Bidder 7 | 0.00 | 17.10 | 17.10 | 7 |
| Bidder 8 | 0.00 | 14.85 | 14.85 | 8 |

The bidders submitted percentage uplifts for profit and overhead on a notional number of construction projects. The notional tendered costs ranged from £4,298,358 to £4,632,158.

Lot 2 – Mechanical Installation

| Tenderer | Price Score | Quality Score | Overall Tender | Overall Rank |
|--------------------------------|--------------------|----------------------|-----------------------|---------------------|
| McGill | 70.00 | 21.60 | 91.60 | 1 |
| Arthur McKay & Co Ltd McKay | 66.36 | 22.65 | 89.01 | 2 |
| Skanska FM Ltd | 67.99 | 20.25 | 88.24 | 3 |
| FES | 65.13 | 22.05 | 87.18 | 4 |
| Bidder 5 | 0.00 | 17.40 | 17.40 | 5 |
| Bidder 6 | 0.00 | 16.50 | 16.50 | 6 |
| Bidder 7 | 0.00 | 11.40 | 11.40 | 7 |

The bidders submitted percentage uplifts for profit and overhead on a notional number of construction projects. The notional tendered costs ranged from £4,444,038 to £4,688,036.

Lot 3 Roofing & Rainwater

| Tenderer | Price Score | Quality Score | Overall Tender | Overall Rank |
|----------------------|--------------------|----------------------|-----------------------|---------------------|
| James Breck | 70.00 | 19.35 | 89.35 | 1 |
| G Grigg & Sons | 69.04 | 18.00 | 87.04 | 2 |
| Clark Contracts | 67.44 | 18.15 | 85.59 | 3 |
| Zenith | 64.40 | 20.40 | 84.80 | 4 |
| Advance Construction | 61.02 | 21.00 | 82.02 | 5 |
| Watson & Lyall | 58.68 | 18.45 | 77.13 | 6 |

The bidders submitted percentage uplifts for profit and overhead on a notional number of construction projects. The notional tendered costs ranged from £3,938,130 to £4,455,495.

Lot 4 Timber/uPVC Windows, Doors & Screens

| Tenderer | Price Score | Quality Score | Overall Tender | Overall Rank |
|----------------------------|--------------------|----------------------|-----------------------|---------------------|
| Lakehouse Contracts Ltd | 70.00 | 22.35 | 92.35 | 1 |
| Clark Contracts | 65.63 | 20.70 | 86.33 | 2 |
| Cornhill Building Services | 67.33 | 18.45 | 85.78 | 3 |
| Ashwood Scotland Ltd | 67.59 | 18.15 | 85.74 | 4 |
| Watson & Lyall | 57.33 | 18.00 | 75.33 | 5 |

The bidders submitted percentage uplifts for profit and overhead on a notional number of construction projects. The notional tendered costs ranged from £4,360,811 to £5,324,120.

Lot 6 Multi-Trade Works Packages up to £500,000

| Tenderer | Price Score | Quality Score | Overall Tender | Overall Rank |
|----------------------------|--------------------|----------------------|-----------------------|---------------------|
| McGill | 70.00 | 22.35 | 92.35 | 1 |
| Maxi Construction Ltd | 68.69 | 23.55 | 92.24 | 2 |
| Morris & Spottiswood | 67.74 | 21.00 | 88.74 | 3 |
| Ashwood Scotland Ltd | 68.95 | 19.65 | 88.60 | 4 |
| Cornhill Building Services | 68.53 | 18.90 | 87.43 | 5 |
| Clark Contracts Ltd | 65.67 | 20.25 | 85.92 | 6 |
| Bidder 7 | 63.64 | 20.70 | 84.34 | 7 |
| Bidder 8 | 64.28 | 18.15 | 82.43 | 8 |
| Bidder 9 | 57.71 | 18.30 | 76.01 | 9 |
| Bidder 10 | 0.00 | 17.40 | 17.40 | 10 |
| Bidder 11 | 0.00 | 16.65 | 16.65 | 11 |

The bidders submitted percentage uplifts for profit and overhead on a notional number of construction projects. The notional tendered costs ranged from £12,170,150 to £14,761,393.

Lot 7 Multi-Trade Works Packages from £500,001 - £5,000,000

| Tenderer | Price Score | Quality Score | Overall Tender | Overall Rank |
|--|-------------|---------------|----------------|--------------|
| CCG Ltd | 70.00 | 23.10 | 93.10 | 1 |
| Maxi Construction Ltd | 68.53 | 23.55 | 92.08 | 2 |
| Graham Construction | 67.98 | 23.10 | 91.08 | 3 |
| Central Building Contractors (Glasgow) Ltd | 67.80 | 23.10 | 90.90 | 4 |
| Lakehouse Contracts Ltd | 69.69 | 20.70 | 90.39 | 5 |
| ESH Construction | 68.33 | 22.05 | 90.38 | 6 |
| Bidder 7 | 68.55 | 21.00 | 89.55 | 7 |
| Bidder 8 | 68.11 | 21.15 | 89.26 | 8 |
| Bidder 9 | 67.22 | 21.75 | 88.97 | 9 |
| Bidder 10 | 68.21 | 19.65 | 87.86 | 10 |
| Bidder 11 | 67.83 | 19.95 | 87.78 | 11 |
| Bidder 12 | 0.00 | 16.65 | 16.65 | 12 |

The bidders submitted percentage uplifts for profit and overhead on a notional number of construction projects. The notional tendered costs ranged from £23,099,897 to £24,056,878.

Lot 8 Multi-Trade Works Packages from £5,000,001

| Tenderer | Price Score | Quality Score | Overall Tender | Overall Rank |
|--|-------------|---------------|----------------|--------------|
| Central Building Contractors (Glasgow) Ltd | 68.99 | 23.40 | 92.39 | 1 |
| Graham Construction | 68.25 | 24.00 | 92.25 | 2 |
| CCG Ltd | 70.00 | 20.85 | 90.85 | 3 |
| Morgan Sindall | 69.35 | 21.30 | 90.65 | 4 |
| McLaughlin & Harvey | 69.02 | 21.30 | 90.32 | 5 |

| | | | | |
|------------------|-------|-------|-------|----|
| BAM Construction | 68.60 | 21.45 | 90.05 | 6 |
| Bidder 7 | 69.29 | 20.55 | 89.84 | 7 |
| Bidder 8 | 66.45 | 21.90 | 88.35 | 8 |
| Bidder 9 | 68.64 | 19.65 | 88.29 | 9 |
| Bidder 10 | 67.50 | 18.00 | 85.50 | 10 |
| Bidder 11 | 0.00 | 16.35 | 16.35 | 11 |

The bidders submitted percentage uplifts for profit and overhead on a notional number of construction projects. The notional tendered costs ranged from £179,697,449 to £189,283,295.

Lot 9 Stonework and Masonry Works

| Tenderer | Price Score | Quality Score | Overall Tender | Overall Rank |
|-----------------------------------|-------------|---------------|----------------|--------------|
| Cornhill Building Services | 69.16 | 20.55 | 89.71 | 1 |
| James Breck | 70.00 | 19.35 | 89.35 | 2 |
| G Grigg & Sons | 68.89 | 19.35 | 88.24 | 3 |
| Historic Property Restoration Ltd | 64.20 | 23.10 | 87.30 | 4 |
| Go Wright | 66.58 | 18.15 | 84.73 | 5 |
| Zenith | 64.26 | 19.05 | 83.31 | 6 |
| Bidder 7 | 58.72 | 18.00 | 76.72 | 7 |
| Bidder 8 | 0.00 | 15.00 | 15.00 | 8 |
| Bidder 9 | 0.00 | 14.40 | 14.40 | 9 |
| Bidder 10 | 0.00 | 12.90 | 12.90 | 10 |

The bidders submitted percentage uplifts for profit and overhead on a notional number of construction projects. The notional tendered costs ranged from £5,412,709 to £6,451,972

Lot 10 Groundworks, Civil Works and Concrete Repairs, Civil Works and Concrete Repairs

| Tenderer | Price Score | Quality Score | Overall Tender | Overall Rank |
|------------------------|-------------|---------------|----------------|--------------|
| MacKenzie Construction | 70.00 | 23.40 | 93.40 | 1 |
| Advance Construction | 64.95 | 23.70 | 88.65 | 2 |
| Premier One | 66.37 | 18.15 | 84.52 | 3 |
| Crummock | 65.13 | 18.60 | 83.73 | 4 |
| Luddon Construction | 64.99 | 18.00 | 82.99 | 5 |

The bidders submitted percentage uplifts for profit and overhead on a notional number of construction projects. The notional tendered costs ranged from £5,385,131 to £5,803,634

Lot 12 Water Treatment and Legionella Management Works

| Tenderer | Price Score | Quality Score | Overall Tender | Overall Rank |
|--------------------------|-------------|---------------|----------------|--------------|
| Caldonia Heating | 70.00 | 18.45 | 88.45 | 1 |
| SPIE Ltd | 67.17 | 19.65 | 86.82 | 2 |
| Integrated Water Systems | 62.38 | 22.20 | 84.58 | 3 |
| HSL Compliance Ltd | 60.03 | 24.00 | 84.03 | 4 |
| GBS Building Services | 62.50 | 18.00 | 80.50 | 5 |
| Envirocure | 57.09 | 18.45 | 75.54 | 6 |
| Bidder 7 | 0.00 | 16.05 | 16.05 | 7 |

The bidders submitted percentage uplifts for profit and overhead on a notional number of construction projects. The notional tendered costs ranged from £2,841,085 to £3,483,745.

- 3.10 Where organisations have a “0.00” score for price this is due to their quality bid failing to achieve the pre-set quality threshold of 60%. Organisations failing to achieve the 60% threshold were not considered further for appointment and their fee bid was not reviewed.

Measures of success

- 4.1 The success of the framework will be measured by Key Performance Indicators (KPIs).
- 4.2 KPIs will ensure that strict contract management and performance monitoring is maintained for all maintenance and improvement works carried out on behalf of the Council. KPIs will measure:
- Commercial Compliance.
 - Customer Service.
 - Health and Safety (HSE) Compliance.
 - Technical/Quality – Defects.
 - Target Times.
 - Compliance against the Council's bespoke framework terms and conditions

Financial impact

- 5.1 The estimated contract value of each of the lots is reflective of historical spend for these services over the previous four financial years. Contract spend will be monitored on an ongoing basis.
- 5.2 It is estimated financial efficiencies will be delivered through the new framework of circa £2m over the contract duration through rationalising the number of suppliers, consolidating spend and promoting contract compliance. These savings have been calculated by comparing the existing Council framework rates with the new rates. The Council will undertake mini competitions to drive additional value.
- 5.3 It is recognised that Contract Management resource will be required to manage this framework and comply with reporting requirements, monitoring and management the performance of the framework contractors and to ensure contract compliance and best practice is utilised for each mini competition. The resource assessment from Procurement anticipates the additional resource required for this is 1 new full time post allocated to the management of this contract, estimated to be grade 7.
- 5.4 The estimated value of the framework is £223m over the four year contract period. The majority of works will be funded by Capital Works budgets across the Council.
- 5.5 The costs associated with procuring this contract are estimated to be between £20,000 and £35,000.

Risk, policy, compliance and governance impact

- 6.1 Whilst previous construction repair, maintenance and improvement works were procured on a departmental basis, using a variety of contracting arrangements, the collective use of this framework across the Council, will achieve success in city wide benefits as well as the ability to build long term working relationships with a limited number of contractors.
- 6.2 The risks associated with not approving the framework could result in the Council failing to comply with Contract Standing Orders, European procurement rules and the delivery of services, as current contracts have expired. This could result in the Council not being able to meet its agreed coalition pledges and statutory duties.
- 6.3 Not approving the framework could lead to a reduction in customer satisfaction, negative publicity and damage to the Council's reputation.

Equalities impact

- 7.1 Investing in new buildings, altering and extending existing stock and improving external environment will have a positive impact on users and local communities.
- 7.2 Investing in Council facilities will improve the quality of life of Edinburgh residents.

Sustainability impact

8.1 Environmental Benefits

- 8.1.1 The contractors must procure timber from legal and well managed forests, which are certified under third part schemes and comply with the criteria set in the UK Government Timber Procurement Policy. Evidence on compliance will be provided quarterly.

8.2 Community Benefits

- 8.2.1 The Council will operate a Community Benefits Points system (CBP) for all direct awards and mini competitions for this framework.
- 8.2.2 The CBP will apply when work packages are awarded to a contractor, and contractors will be required to deliver Community Benefits such as carrying out a workshop in a School or Community Centre in Edinburgh linked to curriculum for excellence or sponsorship of a local organisation on the basis of points accrued annually or by mutual consent. Delivery may be expected up to two years after the expiry of the framework.
- 8.2.3 A list of the non-exhaustive community benefits is available within Appendix 2.
- 8.2.4 For Lot 7 Stoneworks and Masonry Repairs, contractors have committed to working with the St Mary's Stonemason Apprenticeship Scheme to support 16-

18yr olds through their apprenticeship by offering work placements and training when awarded Council works. It is the intention of the scheme that there will be 8 new entrants per annum.

Consultation and engagement

- 9.1 Engagement and consultation was carried out with the Building Programme Team and Commercial and Procurement Services
- 9.2 Lessons learned workshops took place with Housing Asset Management Team as they carried out a very similar procurement exercise in 2014 – 2015 to ensure continuous improvement which has been incorporated into the contract documents established by Commercial and Procurement Services.
- 9.3 Consultation regarding cost savings with Finance.

Background reading/external references

Not applicable.

Hugh Dunn

Acting Executive Director for Resources

Contact:

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Links

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| Coalition pledges | <p>P17 – Continue efforts to develop the city’s gap sites and encourage regeneration.</p> <p>P29 - Ensure the Council continues to take on apprentices and steps up efforts to prepare young people for work.</p> <p>P30 - Continue to maintain a sound financial position including long-term financial planning.</p> <p>P31 - Maintain our City’s reputation as the cultural capital of the world by continuing to support and invest in our cultural infrastructure.</p> |
| Council outcomes | <p>CO16 - Well-housed – People live in a good quality home that is affordable and meets their needs in a well managed Neighbourhood.</p> <p>CO19 - Attractive Places and Well Maintained – Edinburgh remains an attractive city through the development of high</p> |

**Single Outcome
Agreement
Appendices**

quality buildings and places and the delivery of high standards and maintenance of infrastructure and public realm.

CO25 - The Council has efficient and effective services that deliver on objectives.

SO4 - Edinburgh's communities are safer and have improved physical and social fabric.

Appendix 1 – Tendering.

Appendix 2 – Community Benefits List.

Appendix1 – Summary of Tendering and Tender Evaluation Processes.

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| Contract | Lot 1 – Electrical Installation Works |
| Contract Period (including any extensions) | 2+1+1 |
| Estimated Lot Value | £5,000,000 |
| Standing Orders Observed | 2.4 Requirement to advertise 5.1.b Selection of the most economically advantageous tender |
| Portal used to advertise | Public Contracts Scotland & www.edin-tend.co.uk |
| EU Procedure Chosen | Restricted |
| Invitations to tender issued | 8 |
| Tenders returned | 8 |
| Tenders fully compliant | 8 |
| Recommended suppliers | Arthur McKay & Co Ltd McKay; Dacoll (Electrical Contracting) Ltd; FES Ltd; McGill; Nicholson Bros (Electrical Contractors) Ltd and Skanska FM Ltd |
| Primary criterion | Most economically advantageous tender (MEAT) |
| Evaluation criteria and weightings and reasons for this approach | 30% Quality, 70% Price Communication, Monitoring and Dispute Resolution – 20% Meeting Key Performance Indicators & Targets – 25% CDM Regulations 2015 – 20% Health & Safety – 15% Community Benefits – 10% Workplace Matters – 10% |
| Evaluation Team | Evaluation member 1– Building Programme Team Evaluation member 2 – Building Programme Team Evaluation member 3 – Building Programme Team |

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| Contract | Lot 2 – Mechanical Installation Works |
| Contract Period (including any extensions) | 2+1+1 |
| Estimated Lot Value | £7,200,000 |
| Standing Orders Observed | 2.4 Requirement to advertise 5.1.b Selection of the most economically advantageous tender |
| Portal used to advertise | Public Contracts Scotland & www.edin-tend.co.uk |
| EU Procedure Chosen | Restricted |
| Invitations to tender issued | 8 |
| Tenders returned | 7 |
| Tenders fully compliant | 7 |
| Recommended suppliers | Arthur McKay & Co Ltd McKay, FES Ltd, McGill and Skanska FM Ltd |
| Primary criterion | Most economically advantageous tender (MEAT) |
| Evaluation criteria and weightings and reasons for this approach | 30% Quality, 70% Price Communication, Monitoring and Dispute Resolution – 20% Meeting Key Performance Indicators & Targets – 25% CDM Regulations 2015 – 20% Health & Safety – 15% Community Benefits – 10% Workplace Matters – 10% |
| Evaluation Team | Evaluation member 1 – Building Programme Team Evaluation member 2 – Building Programme Team Evaluation member 3 – Building Programme Team |

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| Contract | Lot 3 - Roofing & Rainwater Works |
| Contract Period (including any extensions) | 2+1+1 |
| Estimated Lot Value | £16,000,000 |
| Standing Orders Observed | 2.4 Requirement to advertise 5.1.b Selection of the most economically advantageous tender |
| Portal used to advertise | Public Contracts Scotland & www.edin-tend.co.uk |
| EU Procedure Chosen | Restricted |
| Invitations to tender issued | 7 |
| Tenders returned | 6 |
| Tenders fully compliant | 6 |
| Recommended suppliers | Advance Construction Ltd, Clark Contracts, G Grigg & Sons, James Breck, Watson & Lyall and Zenith |
| Primary criterion | Most economically advantageous tender (MEAT) |
| Evaluation criteria and weightings and reasons for this approach | 30% Quality, 70% Price Communication, Monitoring and Dispute Resolution – 20% Meeting Key Performance Indicators & Targets – 25% CDM Regulations 2015 – 20% Health & Safety – 15% Community Benefits – 10% Workplace Matters – 10% |
| Evaluation Team | Evaluation member 1, Building Programme Team Evaluation member 2, Building Programme Team Evaluation member 3, Building Programme Team |

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| Contract | Lot 4 – Timber/UPVC Windows, Doors & Screens |
| Contract Period (including any extensions) | 2+1+1 |
| Estimated Lot Value | £16,800,000 |
| Standing Orders Observed | 2.4 Requirement to advertise 5.1.b Selection of the most economically advantageous tender |
| Portal used to advertise | Public Contracts Scotland & www.edin-tend.co.uk |
| EU Procedure Chosen | Restricted |
| Invitations to tender issued | 5 |
| Tenders returned | 5 |
| Tenders fully compliant | 5 |
| Recommended suppliers | Ashwood Scotland Ltd, Clark Contracts Ltd, Cornhill Building Services Ltd, Lakehouse Contracts Ltd and Watson & Lyall |
| Primary criterion | Most economically advantageous tender (MEAT) |
| Evaluation criteria and weightings and reasons for this approach | 30% Quality, 70% Price Communication, Monitoring and Dispute Resolution – 20% Meeting Key Performance Indicators & Targets – 25% CDM Regulations 2015 – 20% Health & Safety – 15% Community Benefits – 10% Workplace Matters – 10% |
| Evaluation Team | Evaluation member 1 – Building Programme Team Evaluation member 2 – Building Programme Team Evaluation member 3 – Building Programme Team |

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| Contract | Lot 6 Multi-Trade Works Packages up to £500,000 |
| Contract Period (including any extensions) | 2+1+1 |
| Estimated Lot Value | £32,000,000 |
| Standing Orders Observed | 2.4 Requirement to advertise 5.1.b Selection of the most economically advantageous tender |
| Portal used to advertise | Public Contracts Scotland & www.edin-tend.co.uk |
| EU Procedure Chosen | Restricted |
| Invitations to tender issued | 12 |
| Tenders returned | 11 |
| Tenders fully compliant | 11 |
| Recommended suppliers | Ashwood Scotland Ltd, Cornhill Building Services Ltd, Clark Contracts, Maxi Construction, McGill and Morris & Spottiswood |
| Primary criterion | Most economically advantageous tender (MEAT) |
| Evaluation criteria and weightings and reasons for this approach | 30% Quality, 70% Price Communication, Monitoring and Dispute Resolution – 20% Meeting Key Performance Indicators & Targets – 25% CDM Regulations 2015 – 20% Health & Safety – 15% Community Benefits – 10% Workplace Matters – 10% |
| Evaluation Team | Evaluation member 1, Building Programme Team Evaluation member 2, Building Programme Team Evaluation member 3, Building Programme Team |

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| Contract | Lot 7 Multi-Trade Works Packages from £500,001 - £5,000,000 |
| Contract Period (including any extensions) | 2+1+1 |
| Estimated Lot Value | £48,000,000 |
| Standing Orders Observed | 2.4 Requirement to advertise 5.1.b Selection of the most economically advantageous tender |
| Portal used to advertise | Public Contracts Scotland & www.edin-tend.co.uk |
| EU Procedure Chosen | Restricted |
| Invitations to tender issued | 12 |
| Tenders returned | 12 |
| Tenders fully compliant | 12 |
| Recommended suppliers | CCG Ltd, ESH Construction, Central Building Contractors (Glasgow) Ltd, Graham Construction, Lakehouse Contracts Ltd and Maxi Construction |
| Primary criterion | Most economically advantageous tender (MEAT) |
| Evaluation criteria and weightings and reasons for this approach | 30% Quality, 70% Price Communication, Monitoring and Dispute Resolution – 20% Meeting Key Performance Indicators & Targets – 25% CDM Regulations 2015 – 20% Health & Safety – 15% Community Benefits – 10% Workplace Matters – 10% |
| Evaluation Team | Evaluation member 1, Building Programme Team Evaluation member 2, Building Programme Team Evaluation member 3, Building Programme Team |

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| Contract | Lot 8 Multi-Trade Works Packages from £5,000,000 |
| Contract Period (including any extensions) | 2+1+1 |
| Estimated Lot Value | £80,000,000 |
| Standing Orders Observed | 2.4 Requirement to advertise 5.1.b Selection of the most economically advantageous tender |
| Portal used to advertise | Public Contracts Scotland & www.edin-tend.co.uk |
| EU Procedure Chosen | Restricted |
| Invitations to tender issued | 12 |
| Tenders returned | 11 |
| Tenders fully compliant | 11 |
| Recommended suppliers | BAM Construction, CCG Ltd, Central Building Contractors (Glasgow) Ltd, Graham Construction, McLaughlin & Harvey and Morgan Sindall |
| Primary criterion | Most economically advantageous tender (MEAT) |
| Evaluation criteria and weightings and reasons for this approach | 30% Quality, 70% Price Communication, Monitoring and Dispute Resolution – 20% Meeting Key Performance Indicators & Targets – 25% CDM Regulations 2015 – 20% Health & Safety – 15% Community Benefits – 10% Workplace Matters – 10% |
| Evaluation Team | Evaluation member 1, Communities and Families Evaluation member 2, Building Programme Team Evaluation member 3, Building Programme Team |

| | |
|--|--|
| Contract | Lot 9 - Stonework and Masonry Works |
| Contract Period (including any extensions) | 2+1+1 |
| Estimated Lot Value | £16,000,000 |
| Standing Orders Observed | 2.4 Requirement to advertise 5.1.b Selection of the most economically advantageous tender |
| Portal used to advertise | Public Contracts Scotland & www.edin-tend.co.uk |
| EU Procedure Chosen | Restricted |
| Invitations to tender issued | 11 |
| Tenders returned | 10 |
| Tenders fully compliant | 10 |
| Recommended suppliers | Cornhill Building Services, G Grigg & Sons, Go Wright, Historic Property Restoration Ltd, James Breck and Zenith |
| Primary criterion | Most economically advantageous tender (MEAT) |
| Evaluation criteria and weightings and reasons for this approach | 30% Quality, 70% Price Communication, Monitoring and Dispute Resolution – 20% Meeting Key Performance Indicators & Targets – 25% CDM Regulations 2015 – 20% Health & Safety – 15% Community Benefits – 10% Workplace Matters – 10% |
| Evaluation Team | Evaluation member 1, Building Programme Team Evaluation member 2, Building Programme Team Evaluation member 3, Building Programme Team |

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|--|--|
| Contract | Lot 10 - Ground Works, Civil Works & Concrete Repairs |
| Contract Period (including any extensions) | 2+1+1 |
| Estimated Lot Value | £500,000 |
| Standing Orders Observed | 2.4 Requirement to advertise 5.1.b Selection of the most economically advantageous tender |
| Portal used to advertise | Public Contracts Scotland & www.edin-tend.co.uk |
| EU Procedure Chosen | Restricted |
| Invitations to tender issued | 6 |
| Tenders returned | 5 |
| Tenders fully compliant | 5 |
| Recommended suppliers | Crummock Scotland Ltd, Advance Construction Ltd, Luddon Construction, MacKenzie Construction and Premier One |
| Primary criterion | Most economically advantageous tender (MEAT) |
| Evaluation criteria and weightings and reasons for this approach | 30% Quality, 70% Price Communication, Monitoring and Dispute Resolution – 20% Meeting Key Performance Indicators & Targets – 25% CDM Regulations 2015 – 20% Health & Safety – 15% Community Benefits – 10% Workplace Matters – 10% |
| Evaluation Team | Evaluation member 1, Building Programme Team Evaluation member 2, Building Programme Team Evaluation member 3, Building Programme Team |

| | |
|--|--|
| Contract | Lot 12 - Water Services & Legionella Management |
| Contract Period (including any extensions) | 2+1+1 |
| Estimated Lot Value | £ 1,700,000 |
| Standing Orders Observed | 2.4 Requirement to advertise 5.1.b Selection of the most economically advantageous tender |
| Portal used to advertise | Public Contracts Scotland & www.edin-tend.co.uk |
| EU Procedure Chosen | Restricted |
| Invitations to tender issued | 7 |
| Tenders returned | 7 |
| Tenders fully compliant | 7 |
| Recommended suppliers | Caledonia Heating, Envirocure, GBS Building Services, HSL Compliance Ltd, Integrated Water Services Ltd and SPIE Ltd |
| Primary criterion | Most economically advantageous tender (MEAT) |
| Evaluation criteria and weightings and reasons for this approach | 30% Quality, 70% Price Communication, Monitoring and Dispute Resolution – 20% Meeting Key Performance Indicators & Targets – 25% CDM Regulations 2015 – 20% Health & Safety – 15% Community Benefits – 10% Workplace Matters – 10% |
| Evaluation Team | Evaluation member 1, Building Programme Team Evaluation member 2, Building Programme Team Evaluation member 3, Building Programme Team |

Appendix 2 – Community Benefits List

- A School Visit to undertake career development / mock interviews (half day)
- Carry out a workshop in a School or Community Centre in Edinburgh linked to Curriculum for Excellence
- Work placement for a minimum of 5 days for an S3 or S4 pupil in an Edinburgh School either in Construction or Office based
- Work experience of a minimum of 5 days for unemployed person (not necessarily young person)
- Training or support for local unemployed person who is having difficulty returning to employment
- Support the delivery of works related community benefits by providing consultancy services (e.g. small refurbishment project for local woman's refuge)
- Local college students site visits to Council Construction Projects facilitated by the Consultant
- Participation in the Council's Meet the Buyer Event (e.g. having a stand at the event to support SMEs, speaking about your experience of working with the Council)
- Providing construction safety education to school children on its own or as part of a wider safety education session
- Extended work placement for a minimum of 15 days for a school pupil at an Edinburgh School
- Provide one-to-one mentoring to a young person from Edinburgh – one hour per month for 12 months
- Undertake a local area tidy-up campaign
- Sponsorship of local community group e.g. local football club, brownies etc.
- Undertake feasibility study or research work to support the Council in restoring monuments, spaces or structures to support the local community enjoyment
- Provide talks/training to Council staff on new legislation, terms and conditions, value engineering etc to enhance knowledge transfer
- Community enhancement – resources provided for community facilities (e.g. playgrounds, habitat enhancements, environmental improvements) and initiatives (e.g. energy efficiency)
- Any other community benefits accepted as appropriate/applicable by the Council's Commercial and Procurement Services department.