

# Finance and Resources Committee

10.00am, Thursday, 19 January 2017

## Housing Property, Repairs and Maintenance Award of Framework Agreement.

Item number	7.14
Report number	
Executive/routine	Executive
Wards	All

### Executive Summary

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This report seeks Committee approval to award a multi-lot framework agreement to the most economically advantageous organisations, identified within this report, following a competitive tendering process. The framework consists of 13 lots for reactive repairs and maintenance to Council homes.

The framework will provide back up support required by Housing Property in times of high demand, emergencies, and planned work to repair and maintain the Councils 20,000 housing stock. The term of the framework will be two years, with the option to extend annually for a further two years.

The framework value across all lots is £5,020,000 per annum.

### Links

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Coalition Pledges	<a href="#">P28</a>
Council Priorities	<a href="#">CP12</a>
Single Outcome Agreement	<a href="#">SO4</a>

## Housing Property Repairs and Maintenance – Award of Framework Agreement

### 1. Recommendations

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It is recommended that the Finance and Resources Committee:

- 1.1 Approves the award of Lot 1 Asbestos Works, as part of the Framework, to Aspect Contracts Ltd and Enviraz (Scotland) Ltd; at an estimated contract value of £40,000 per annum.
- 1.2 Approves the award of Lot 2 Electrical Works, as part of the Framework, to Response Building Maintenance Services (Scotland) Limited, First Call Trade Services Limited and Blackbourne Limited; at an estimated contract value of £200,000 per annum.
- 1.3 Approves the award of Lot 3 Floor Covering Works, as part of the Framework, to Forth Furnishings Ltd, Ideal Flooring Solutions Ltd and UK Soft Furnishings Ltd; at an estimated contract value of £210,000 per annum.
- 1.4 Approves the award of Lot 4 Gas Repair & Maintenance Works as part of the Framework to Dalex Systems Ltd, Gas Call Services Ltd and T B MacKay Energy Services Ltd; at an estimated contract value of £975,000 per annum.
- 1.5 Approves the award of Lot 5 General Building Repair Works, as part of the Framework, to Saltire Roofing & Building Limited, James Breck Ltd and Firstcall Trade Services Limited; at an estimated contract value of £400,000 per annum.
- 1.6 Approves the award of Lot 6 Plastering Works, as part of the Framework, to Saltire Roofing & Building Limited, Response Building Maintenance Services (Scotland) Ltd and Clark Contracts Ltd; at an estimated contract value of £205,000 per annum.
- 1.7 Approves the award of Lot 7 Plumbing Works, as part of the Framework, to Saltire Roofing & Building Limited, Response Building Maintenance Services (Scotland) Ltd, and T B Mackay Energy Services Limited; at an estimated contract value of £850,000 per annum.
- 1.8 Approves the award of Lot 8 Preservation Works, as part of the Framework, to Stewart Preservation Ltd, Clark Contracts Ltd and Firstcall Trade Services Limited; at an estimated contract value of £150,000 per annum.
- 1.9 Approves the award of Lot 9 Roofing and Associated Works, as part of the Framework, to Saltire Roofing & Building Limited, Apex Developments Ltd and James Breck Ltd; at an estimated contract value of £202,500 per annum.

- 1.10 Approves the award of Lot 10 Scaffolding Works, as part of the Framework, to Saltire Roofing & Building Limited, Apex Developments Ltd and Form Access Ltd; at an estimated contract value of £600,000 per annum.
- 1.11 Approves the award of Lot 11 Jetting, CCTV Surveys & Drainage Works, as part of the Framework, to Castlebrae Drainage (Lanes Group) and J B Bell & Company; at an estimated contract value of £212,500 per annum.
- 1.12 Approves the award of Lot 12 Painting & Decorating Works, as part of the Framework, to Bell Decorating Group Limited, Novus Property Solutions Limited and Mitie Property Services (UK) Ltd; at an estimated contract value of £750,000 per annum.
- 1.13 Approves the award of Lot 13 Windows & Doors Replacement Works, as part of the Framework, to Response Building & Maintenance (Scotland) Limited, Firstcall Trade Services Limited and H & J Martin Ltd; at an estimated contract value of £225,000 per annum.
- 1.14 Notes the contract period is two years with the option to extend annually for a further two years. The overall framework value, including extensions, is estimated at £20,080,000.
- 1.15 Notes the contract values identified above are reflective of historical spend on these services over the previous three financial years, and that the scope of works may fluctuate subject to budget allocation. It should be noted 20% volume uplift has been added to all lots in order to cover any increased work flow or other departmental usage.

## **2. Background**

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- 2.1 Housing Property repair and maintain the Councils housing stock of approximately 20,000 homes. In times of high demand, emergencies, and planned work it is necessary to engage back up support from external contractors to ensure service delivery when Housing Property resources are not available.
- 2.2 To allow the Council to meet statutory duties and provide tenants with an expected level of service, it is necessary to have Framework Contractors in place to undertake repairs and maintenance work. The Framework will be in place for two years, with an option to extend for a further two years, undertaken at 12 month intervals and subject to annual review.

## **3. Main report**

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- 3.1 The City of Edinburgh Council wishes to appoint a number of suitably qualified and experienced back up contractors to carry out the repairs and maintenance works.

- 3.2 The tender and evaluation process was conducted in accordance with Council Contract Standing Orders, Public Contracts (Scotland) Regulations 2012 and EU Procurement Directives.
- 3.3 On 2 November 2015, the Council undertook a full tender exercise by placing a contract notice on the Public Contracts Scotland Portal as a two stage process.
- 3.4 The lots advertised as City of Edinburgh Council Repair & Maintenance Works Framework were:
- Lot 1 Asbestos Works
  - Lot 2 Electrical Works
  - Lot 3 Floor Covering Works
  - Lot 4 Gas Repair & Maintenance Works
  - Lot 5 General Building Repair Works.
  - Lot 6 Plastering Works
  - Lot 7 Plumbing Works
  - Lot 8 Preservation Works
  - Lot 9 Roofing and Associated Works
  - Lot 10 Scaffolding Works
  - Lot 11 Jetting, CCTV Surveys and Drainage Works
  - Lot 12 Painting and Decorating Works
  - Lot 13 Window and Door Replacement Works
- 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. The organisations selected at the PQQ stage were then invited to bid in March 2016 and tenders were returned on 31 May 2016.
- 3.6 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 13 lots. A cost quality ratio of 70% (cost) and 30% (quality) was applied to all lots.
- 3.7 As the Council has a requirement to carry out a significant volume of reactive repairs and planned maintenance 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. Consequently, a minimum quality threshold was set in order to discount organisations failing to meet the quality standards and key outcomes set out in the tender document.
- 3.8 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 50 marks for quality were subject to cost analysis.
- 3.9 All the bids submitted were based on a Contractors Percentage Adjustment (CPA) and a notional sum of hourly rates. The tender results for each lot are set out below.

- 3.10 The scores achieved in the quality/cost evaluation are outlined in the tables below. The Council identified a maximum of three organisations would be appointed for each lot in the contract notice. Where this has not been possible due to an insufficient number of tender returns or an insufficient number of compliant bids, the Council has appointed two contractors.
- 3.11 Where organisations have a “0.0” score for price (Lots 10 Scaffolding Works and Lot 12 Painting & Decorating Works) this is due to their quality submission failing to achieve the pre-set quality threshold of 50 marks.

Organisations failing to achieve the 50 mark threshold were not considered further for appointment and their fee bid was not reviewed.

#### **Lot 1 Asbestos Works**

Tenderer	Price Score	Quality Score	Overall Tender	Overall Rank
Aspect Contracts Ltd	67.03	23.25	90.28	1
Enviraz (Scotland) Ltd	68.02	21.45	89.47	2

#### **Lot 2 Electrical Works**

Tenderer	Price Score	Quality Score	Overall Tender	Overall Rank
Response Building Maintenance Services (Scotland) Ltd	70.00	18.00	88.00	1
Firstcall Trade Services	60.19	20.40	80.59	2
Blackbourne	57.24	22.34	79.58	3
Bidder 4	40.40	20.55	60.95	4
Bidder 5	36.50	17.85	54.35	5

**Lot 3 Floor Coverings Works**

Tenderer	Price Score	Quality Score	Overall Tender	Overall Rank
Forth Furnishings	70.00	22.20	92.20	1
Ideal Flooring	57.95	23.10	81.05	2
UK Soft Furnishings	48.41	15.45	63.86	3
Bidder 4	46.96	15.90	61.36	4
Bidder 5	36.87	19.50	56.37	5

**Lot 4 Gas Repair & Maintenance Works**

Tenderer	Price Score	Quality Score	Overall Tender	Overall Rank
Dalex Systems Ltd	69.36	22.80	92.16	1
Gas Call Services Ltd	66.42	21.00	87.42	2
T B MacKay Energy Services Ltd	63.45	22.05	85.50	3
Bidder 4	37.77	23.25	61.02	4

**Lot 5 General Building Repair Works**

Tenderer	Price Score	Quality Score	Overall Tender	Overall Rank
Saltire Roofing & Building Ltd	69.85	23.25	93.10	1
James Breck Ltd	63.73	15.00	78.73	2
Firstcall Trade Services	58.27	17.10	75.37	3
Bidder 4	46.52	17.55	64.07	4
Bidder 5	46.21	15.15	61.36	5
Bidder 6	36.48	19.35	55.83	6

**Lot 6 Plastering Works**

Tenderer	Price Score	Quality Score	Overall Tender	Overall Rank
Saltire Roofing & Building	67.78	23.85	91.63	1
Response Building Maintenance Services (Scotland) Ltd	69.56	21.00	90.56	2
Clark Contracts	68.23	19.95	88.18	3
Bidder 4	59.76	21.00	80.76	4
Bidder 5	45.18	17.40	62.58	5

**Lot 7 Plumbing Works**

Tenderer	Price Score	Quality Score	Overall Tender	Overall Rank
Saltire Roofing & Building Ltd	70.00	22.65	92.65	1
Response Building Maintenance Services (Scotland) Ltd	67.81	21.60	89.41	2
T B Mackay Energy Services Ltd	58.35	22.35	80.70	3
Bidder 4	46.05	20.40	66.45	4
Bidder 5	43.81	21.90	65.71	5
Bidder 6	41.60	20.69	62.29	6

**Lot 8 Preservation Works**

Tenderer	Price Score	Quality Score	Overall Tender	Overall Rank
Stewart Preservation Ltd	69.46	15.45	84.91	1
Clark Contracts	64.43	16.05	80.48	2
Firstcall Trade Services	63.70	15.90	79.60	3
Bidder 4	50.86	18.00	68.86	4

**Lot 9 – Roofing & Associated Works**

Tenderer	Price Score	Quality Score	Overall Tender	Overall Rank
Saltire Roofing & Building Ltd	69.85	22.50	92.35	1
Apex Developments Ltd	68.32	18.30	86.62	2
James Breck Ltd	58.58	16.65	75.23	3
Bidder 4	44.22	19.80	64.02	4
Bidder 5	24.52	20.40	44.92	5

**Lot 10 – Scaffolding Works**

Tenderer	Price Score	Quality Score	Overall Tender	Overall Rank
Saltire Roofing & Building Ltd	70.00	20.85	90.85	1
Apex Developments Ltd	68.12	18.00	86.12	2
Form Access Ltd	51.09	20.85	71.94	3
Bidder 4	40.33	21.60	61.93	4
Bidder 5	0.00	11.10	11.10	5

*"0.0" score for price failed quality threshold*



### **Lot 11- Jetting CCTV Surveys & Drainage Works**

Tenderer	Price Score	Quality Score	Overall Tender	Overall Rank
Castlebrae Drainage (Lanes Group)	70.00	24.45	94.45	1
J B Bell & Co	50.60	21.30	71.90	2

### **Lot 12 Painting & Decorating Works**

Tenderer	Price Score	Quality Score	Overall Tender	Overall Rank
Bell Group	70.00	18.60	86.60	1
Novus Property Solutions	54.43	18.00	72.43	2
MITIE Property Services	45.48	20.40	65.88	3
Bidder 4	35.58	19.50	55.08	4
Bidder 5	0.00	7.20	7.20	5

*"0.0" score for price failed quality threshold*

### **Lot 13 – Windows & Doors Replacement Works**

Tenderer	Price Score	Quality Score	Overall Tender	Overall Rank
Response Building & Maintenance Ltd	70.00	24.00	94.00	1
Firstcall Trade Services	53.91	22.95	76.86	2
H & J Martin Ltd	44.45	22.05	66.50	3

## **4. Measures of success**

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- 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 Management
  - Response Times
  - Health & Safety
  - Customer Care
  - Community Benefits

## **5. Financial impact**

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- 5.1 The cost will be accommodated in the existing Housing Revenue Account (HRA) Capital Budget.
- 5.2 The estimated contract value of each of the 13 lots is reflective of historical spend, over the previous three financial years, for these services. Naturally, the scope of works may fluctuate subject to budget allocation. Contract spend across the 13 lots will be monitored on a quarterly basis.
- 5.3 It is anticipated that significant financial savings, between approximately 3% and 5%, will be delivered through the new framework. This will be achieved by rationalising the number of suppliers, consolidating spend, realising volume discounts, and promoting contract compliance.
- 5.4 The costs associated with procuring this contract are estimated to be between £20,000 and £35,000.

## **6. Risk, policy, compliance and governance impact**

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- 6.1 Whilst previous repair and maintenance contractors were procured by Housing Property, this framework succeeds in bringing together service requirements to allow for economies of scale, improved contract management opportunities, and the ability to build a long term working relationship with each contractor.
- 6.2 The risk of not approving the framework could be the Council failing to comply with Contract Standing Orders, European procurement rules, and as the current contracts will expired, the delivery of services. Subsequently, this may result in the Council not being able to meet its agreed coalition pledges and statutory duties.

## **7. Equalities impact**

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- 7.1 The proposals in the report will have a positive impact on the quality of Council homes and in turn tenants' quality of life.
- 7.2 Investing in repairing and improving the condition of existing homes will increase energy efficiency and reduce fuel poverty.

- 7.3 The adaptation works within the framework will ensure Council homes meet the needs of older and disabled tenants, allowing them to remain in their homes longer.

## **8. Sustainability impact**

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### **Environmental Benefits**

- 8.1 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 at the quarterly review meetings.

### **Community Benefits**

- 8.2 The Council aims to maximise the social, economic, and environmental benefits from its procurements (known as 'Community Benefits') by incorporating Community Benefit Clauses within its contracts. These benefits are delivered by suppliers in addition to meeting the core requirements of the contract or agreement.
- 8.3 In the procurement of Frameworks, Community Benefits are not requested 'up front' as there is no guarantee to any contractor of any works being commissioned to their organisation. Instead, the focus is on encouraging Community Benefits through individual contracts subsequently awarded through Mini Competition or Direct Award.
- 8.4 Accordingly, Commercial and Procurement Services (CPS) has developed a community benefit points system to be utilised as work is awarded. The Community Benefits schedule for this Framework is appended to report. The schedule outlines a number of suggestions for contractors, however, organisations will be encouraged to innovate and tailor benefits as appropriate.
- 8.5 Through the development of a points system, CPS is promoting and encouraging fairness, particularly for those SMEs which normally have to compete with larger organisations in the delivery of these Community Benefits.
- 8.6 The Council will operate a Community Benefits Points system (CBP) for all awarded works for this framework.
- 8.7 The points system will apply when works are awarded to a contractor for the duration of the framework. Contractors will be required to deliver Community Benefits such as carrying out a workshop in a School or Community Centre in Edinburgh, linked to the curriculum for excellence; or, sponsorship of a local organisation on the basis of points accrued annually or by mutual consent. Delivery may be expected for up to two years after the expiry of the framework. Please refer to appendix 2 Community Benefit Points Redemption Values.

## 9. Consultation and engagement

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- 9.1 A review of the current arrangements including spend analysis and stakeholder engagement took place in September 2015. This included undertaking consultation with other local authorities and housing associations to review best practice for repairs within Council owned domestic properties to help shape the procurement strategy and process. Engagement was carried out with Contract Managers and Commercial and Procurement Services with lessons learned from the current arrangement also taken into account.

## 10. Background reading/external references

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Not applicable.

### Paul Lawrence

Executive Director for Place

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## 11. Links

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<b>Coalition Pledges</b>	P28 – Further strengthen our links with the business community by developing and implementing strategies to promote and protect the economic well being of the city.
<b>Council Priorities</b>	CP12 - A built environment to match our ambition.
<b>Single Outcome Agreement</b>	SO4 - Edinburgh's communities are safer and have improved physical and social fabric.
<b>Appendices</b>	Appendix 1 – Summary of Tendering and Tender Evaluation Process. Appendix 2 - Community Benefits Relative Points Redemption Value

## Appendix1 – Summary of Tendering and Tender Evaluation Processes.

Contract	Lot 1 – Asbestos Works
Contract Period (including any extensions)	2+1+1
Estimated Lot Value	£160,000
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 & <a href="http://www.edin-tend.co.uk">www.edin-tend.co.uk</a>
EU Procedure Chosen	Restricted
Invitations to tender issued	6
Tenders returned	4
Tenders fully compliant	2
Recommended suppliers	Aspect Contracts Ltd and Enviraz (Scotland) Ltd
Primary criterion	Most economically advantageous tender (MEAT)
Evaluation criteria and weightings and reasons for this approach	30% Quality, 70% Price Implementation & Delivery of Contract – 20% Communication, Monitoring & Dispute Resolution– 15% Meeting KPI's & Targets– 20% Meeting Response Times – 20% Health & Safety – 15% Community Benefits – 5% Workplace Matters – 5%
Evaluation Team	Senior Surveyor– Housing Asset Management Assistant Quantity Surveyor– Housing Asset Management Team Manager – Edinburgh Building services

Contract	Lot 2 – Electrical Works
Contract Period (including any extensions)	2+1+1
Estimated Lot Value	£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 & <a href="http://www.edin-tend.co.uk">www.edin-tend.co.uk</a>
EU Procedure Chosen	Restricted
Invitations to tender issued	6
Tenders returned	5
Tenders fully compliant	5
Recommended suppliers	Response Building Maintenance Services (Scotland) Ltd, FirstCall Trade Services Limited, Blackburne
Primary criterion	Most economically advantageous tender (MEAT)
Evaluation criteria and weightings and reasons for this approach	30% Quality, 70% Price Implementation & Delivery of Contract – 20% Communication, Monitoring & Dispute Resolution– 15% Meeting KPI's & Targets– 20% Meeting Response Times – 20% Health & Safety – 15% Community Benefits – 5% Workplace Matters – 5%
Evaluation Team	Senior Electrical Engineer – Housing Property Contract Supervisor – Housing Property Team Leader – Housing Property

Contract	Lot 3 – Floor Covering Works
Contract Period (including any extensions)	2+1+1
Estimated Lot Value	£840,000
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 & <a href="http://www.edin-tend.co.uk">www.edin-tend.co.uk</a>
EU Procedure Chosen	Restricted
Invitations to tender issued	8
Tenders returned	5
Tenders fully compliant	5
Recommended suppliers	Forth Furnishing, Ideal Flooring and UK Soft Furnishings
Primary criterion	Most economically advantageous tender (MEAT)
Evaluation criteria and weightings and reasons for this approach	30% Quality, 70% Price Implementation & Delivery of Contract – 20% Communication, Monitoring & Dispute Resolution– 15% Meeting KPI's & Targets– 20% Meeting Response Times – 20% Health & Safety – 15% Community Benefits – 5% Workplace Matters – 5%
Evaluation Team	Operations Manager – Housing Property Assistant Quantity Surveyor– Housing Property Team Manager – Housing Property

Contract	Lot 4 – Gas Repair & Maintenance Works
Contract Period (including any extensions)	2+1+1
Estimated Lot Value	£3,900,000
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 & <a href="http://www.edin-tend.co.uk">www.edin-tend.co.uk</a>
EU Procedure Chosen	Restricted
Invitations to tender issued	6
Tenders returned	4
Tenders fully compliant	4
Recommended suppliers	Dalex Systems Ltd, Gas Call Services Ltd and T B MacKay Energy Services Ltd
Primary criterion	Most economically advantageous tender (MEAT)
Evaluation criteria and weightings and reasons for this approach	30% Quality, 70% Price Implementation & Delivery of Contract – 20% Communication, Monitoring & Dispute Resolution– 15% Meeting KPI's & Targets– 20% Meeting Response Times – 20% Health & Safety – 15% Community Benefits – 5% Workplace Matters – 5%
Evaluation Team	Operations Manager – Housing Property Contract Supervisor – Housing Property Gas Team Manager – Housing Property



Contract	Lot 5 – General Building Repair Works
Contract Period (including any extensions)	2+1+1
Estimated Lot Value	£1,600,000
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 & <a href="http://www.edin-tend.co.uk">www.edin-tend.co.uk</a>
EU Procedure Chosen	Restricted
Invitations to tender issued	7
Tenders returned	6
Tenders fully compliant	6
Recommended suppliers	Saltire Roofing & Building Ltd, James Breck Ltd and Firstcall Trade Services Limited
Primary criterion	Most economically advantageous tender (MEAT)
Evaluation criteria and weightings and reasons for this approach	30% Quality, 70% Price Implementation & Delivery of Contract – 20% Communication, Monitoring & Dispute Resolution– 15% Meeting KPI's & Targets– 20% Meeting Response Times – 20% Health & Safety – 15% Community Benefits – 5% Workplace Matters – 5%
Evaluation Team	Programme Manager – Housing property Surveyor – Housing property Building Surveyor – Housing property

Contract	Lot 6 – Plastering Works
Contract Period (including any extensions)	2+1+1
Estimated Lot Value	£820,000
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 & <a href="http://www.edin-tend.co.uk">www.edin-tend.co.uk</a>
EU Procedure Chosen	Restricted
Invitations to tender issued	8
Tenders returned	5
Tenders fully compliant	5
Recommended suppliers	Saltire Roofing & Building , Response Building Maintenance Services (Scotland) Ltd and Clark Contracts Ltd
Primary criterion	Most economically advantageous tender (MEAT)
Evaluation criteria and weightings and reasons for this approach	30% Quality, 70% Price Implementation & Delivery of Contract – 20% Communication, Monitoring & Dispute Resolution– 15% Meeting KPI's & Targets– 20% Meeting Response Times – 20% Health & Safety – 15% Community Benefits – 5% Workplace Matters – 5%
Evaluation Team	Operations Manager – Housing Property Team Manager – Housing Property Building Surveyor – Housing Property

Contract	Lot 7 - Plumbing Works
Contract Period (including any extensions)	2+1+1
Estimated Lot Value	£3,400,000
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 & <a href="http://www.edin-tend.co.uk">www.edin-tend.co.uk</a>
EU Procedure Chosen	Restricted
Invitations to tender issued	6
Tenders returned	6
Tenders fully compliant	6
Recommended suppliers	Saltire Roofing & Building Ltd, Response Building Maintenance Services (Scotland) Ltd and T B Mackay Energy Services Ltd
Primary criterion	Most economically advantageous tender (MEAT)
Evaluation criteria and weightings and reasons for this approach	30% Quality, 70% Price Implementation & Delivery of Contract – 20% Communication, Monitoring & Dispute Resolution– 15% Meeting KPI's & Targets– 20% Meeting Response Times – 20% Health & Safety – 15% Community Benefits – 5% Workplace Matters – 5%
Evaluation Team	Operations Manager – Housing Property Team Manager – Housing Property Contract Manager – Housing Property

Contract	Lot 8 – Preservation Works
Contract Period (including any extensions)	2+1+1
Estimated Lot Value	£600,000
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 & <a href="http://www.edin-tend.co.uk">www.edin-tend.co.uk</a>
EU Procedure Chosen	Restricted
Invitations to tender issued	4
Tenders returned	4
Tenders fully compliant	4
Recommended suppliers	Stewart Preservation Ltd, Clark Contracts Ltd and Firstcall Trade Services Limited
Primary criterion	Most economically advantageous tender (MEAT)
Evaluation criteria and weightings and reasons for this approach	30% Quality, 70% Price Implementation & Delivery of Contract – 20% Communication, Monitoring & Dispute Resolution– 15% Meeting KPI's & Targets– 20% Meeting Response Times – 20% Health & Safety – 15% Community Benefits – 5% Workplace Matters – 5%
Evaluation Team	Programme Manger – Housing Property Building Surveyor – Housing Property Team Manager – Housing Property

Contract	Lot 9 – Roofing and Associated Works
Contract Period (including any extensions)	2+1+1
Estimated Lot Value	£810,000
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 & <a href="http://www.edin-tend.co.uk">www.edin-tend.co.uk</a>
EU Procedure Chosen	Restricted
Invitations to tender issued	6
Tenders returned	5
Tenders fully compliant	5
Recommended suppliers	Saltire Roofing & Building Ltd, Apex Developments Ltd and James Breck Ltd
Primary criterion	Most economically advantageous tender (MEAT)
Evaluation criteria and weightings and reasons for this approach	30% Quality, 70% Price Implementation & Delivery of Contract – 20% Communication, Monitoring & Dispute Resolution– 15% Meeting KPI's & Targets– 20% Meeting Response Times – 20% Health & Safety – 15% Community Benefits – 5% Workplace Matters – 5%
Evaluation Team	Senior Surveyor – Housing Property Team Manager – Housing Property Surveyor – Housing Property

Contract	Lot 10 – Scaffolding Works
Contract Period (including any extensions)	2+1+1
Estimated Lot Value	£2,400,000
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 & <a href="http://www.edin-tend.co.uk">www.edin-tend.co.uk</a>
EU Procedure Chosen	Restricted
Invitations to tender issued	6
Tenders returned	5
Tenders fully compliant	4
Recommended suppliers	Saltire Roofing & Building Ltd, Apex Developments Ltd and Form Access Ltd.
Primary criterion	Most economically advantageous tender (MEAT)
Evaluation criteria and weightings and reasons for this approach	30% Quality, 70% Price Implementation & Delivery of Contract – 20% Communication, Monitoring & Dispute Resolution– 15% Meeting KPI's & Targets– 20% Meeting Response Times – 20% Health & Safety – 15% Community Benefits – 5% Workplace Matters – 5%
Evaluation Team	Senior Surveyor – Housing Property Surveyor – Housing Property Team Leader – Housing Property

Contract	Lot 11 - Jetting CCTV Surveys & Drainage Works
Contract Period (including any extensions)	2+1+1
Estimated Lot Value	£850,000
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 & <a href="http://www.edin-tend.co.uk">www.edin-tend.co.uk</a>
EU Procedure Chosen	Restricted
Invitations to tender issued	5
Tenders returned	2
Tenders fully compliant	2
Recommended suppliers	Castlebrae Drainage (Lanes Group) and J B Bell & Co
Primary criterion	Most economically advantageous tender (MEAT)
Evaluation criteria and weightings and reasons for this approach	30% Quality, 70% Price Implementation & Delivery of Contract – 20% Communication, Monitoring & Dispute Resolution– 15% Meeting KPI's & Targets– 20% Meeting Response Times – 20% Health & Safety – 15% Community Benefits – 5% Workplace Matters – 5%
Evaluation Team	Surveying Team Leader – Housing Property Emergency Responsive Team Manager– Housing Property Team Leader – Housing Property

Contract	Lot 12 – Painting & Decorating Works
Contract Period (including any extensions)	2+1+1
Estimated Lot Value	£3,000,000
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 & <a href="http://www.edin-tend.co.uk">www.edin-tend.co.uk</a>
EU Procedure Chosen	Restricted
Invitations to tender issued	8
Tenders returned	5
Tenders fully compliant	4
Recommended suppliers	Bell Decorating Group Limited, Novus Property Solutions Limited and Mitie Property Services (UK) Ltd
Primary criterion	Most economically advantageous tender (MEAT)
Evaluation criteria and weightings and reasons for this approach	30% Quality, 70% Price Implementation & Delivery of Contract – 20% Communication, Monitoring & Dispute Resolution– 15% Meeting KPI's & Targets– 20% Meeting Response Times – 20% Health & Safety – 15% Community Benefits – 5% Workplace Matters – 5%
Evaluation Team	Operations Manager – Housing Property Team Manager – Housing Property Team Leader – Housing Property



Contract	Lot 13 – Windows & Doors Replacement
Contract Period (including any extensions)	2+1+1
Estimated Lot Value	£900,000
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 & <a href="http://www.edin-tend.co.uk">www.edin-tend.co.uk</a>
EU Procedure Chosen	Restricted
Invitations to tender issued	7
Tenders returned	3
Tenders fully compliant	3
Recommended suppliers	Response Building & Maintenance (Scotland) Ltd, Firstcall Trade Services Limited and H & J Martin Ltd
Primary criterion	Most economically advantageous tender (MEAT)
Evaluation criteria and weightings and reasons for this approach	30% Quality, 70% Price Implementation & Delivery of Contract – 20% Communication, Monitoring & Dispute Resolution– 15% Meeting KPI's & Targets– 20% Meeting Response Times – 20% Health & Safety – 15% Community Benefits – 5% Workplace Matters – 5%
Evaluation Team	Quantity Surveyor – Housing Property Building Surveyor – Housing Property Senior Surveyor – Housing Property

## Appendix 2 Community Benefits Relative Points Redemption Value

Table 1 Community Benefits and Relative Points System

The table below indicates the Community Benefit Points (CBP). Points will be awarded in relation to the value of works awarded through each mini competition or direct award.

Annual Value of Contract	CBP (Points)
Up to £5,000	1
£5,001 to £10,000	2
£10,001 to £15,000	3
£15,001 to £20,000	4
£20,001 to £25,000	5
£25,001 to £50,000	10
£50,001 to £100,000	20
£100,001 to £150,000	30
£150,001 to £200,000	40
£200,001 to £250,000	50
£250,001 to £350,000	70
£350,001 to £500,000	100
£500,001 to £750,000	150
£750,001 to £1,000,000	200
£1,000,001 to £1,500,000	300
£1,500,001 to £2,000,000	400

All values stated relate to the annual value of the works awarded through the framework in a 12 month period. Where annual works are below the value of £50,000, your points will be accumulated until you achieve an accumulative 10 points, which is the minimum number of points by which Community Benefits will be realised.

Points will be reviewed regularly as agreed with the Contract Administrator e.g. every 3, 6, or 12 month period, the total spend for each supplier over this period will be accumulated and points scored accordingly as per table 1, please see the example below.

Example of work awarded over a 12 month period:

Title	Winning Tenderer	Value	Occurrence	Total Value of Works
Awarded Work	Supplier A	£2,000	50	£100,000
Awarded Work	Supplier A	£2,500	35	£87,500
Awarded Work	Supplier C	£1000	1	£10,000

this would therefore result in:

Title	Total Value Over Set Period	CBP Points Accumulated
Supplier A	£193,500	40
Supplier B	£60,000	10

Supplier C	£50,000	10
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*\*Community Benefit Points may be banked for 12 months to allow points accumulation to deliver a higher level of benefit.*

Where a successful contractor has been awarded to more than one lot within the Framework, points may be accumulated by mutual consent.

### **Improving Education**

Title	Credits	Notes
2 School site visits per year.	5	
Carry out a workshop in a School or Community Centre in Edinburgh linked to curriculum for excellence	5	
Work placement for a minimum of 5 days for an S3 or S4 pupil in an Edinburgh School either in Construction or Office based. Arranged through the Employability & Skills Team at CEC	5	
Work experience of a minimum of 5 days for unemployed person (not necessarily young person). Arranged through the Employability & Skills Team at CEC	5	
Supported Training/work experience for people with disabilities or other disadvantaged groups	5	
Local College Site Visits	10	
Extended work placement for a minimum of 15 days for a school pupil at an Edinburgh School.	10	
Participating in schools careers days.	20	
Construction Curriculum Support Activities: Individual or Group Engagement– e.g. 2 a Year across a range of local school, for the duration of the Framework	25	
Donating tools and materials to local schools	30	
Providing construction safety education to school children on its own or as part of a wider safety education session	30	

### **Improving Employability**

Title	Credits	Notes
Extended work placement for a minimum of 15 days for a school pupil at an Edinburgh School.	15	
Provide one-to-one mentoring to a young person from Edinburgh	15	

– one hour per month for 12 months		
Training for existing workforce	20	
Promotion of job opportunities through local agencies	20	
Promotion of Women in Construction	100	
Working with external training providers to highlight career opportunities and run training and skills courses.	100	
Re-employ a 3rd year unemployed / transferred apprentice	200	
Re-employ a 2nd year unemployed / transferred apprentice	300	
Apprentice Start opportunities – Arranged through the Employability & Skills Team at CEC	400	

### **Supply Chain**

Title	Credits	Notes
Offer sub-contracting opportunities in an open transparent way, to local SME's holding promotional events in the local area	150	
Provide training or mentoring for staff in the supply chain	100	
SMEs – advice on how to tender / “Joint Ventures” to tender for sections of work	100	

### **Community**

Title	Credits	Notes
Community consultation, engagement and strengthening community relations	10	
Area tidy-up campaigns.	15	
Community enhancement - resources provided for community facilities (e.g. playgrounds, habitat enhancements, environmental improvements) and initiatives (e.g. energy efficiency)	15	
Sponsorship of local organisations	20	
Sponsoring local community events including festivals, 10k fun runs, family fun days out etc.	20	