

North Lanarkshire Council

Report

Housing and Regeneration Committee

approval noting

Ref HOWN 19045

Date 19/02/20

Contract Approval - Measured Term Contract For Replacement of Windows and Doors 2020 - 2025

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Executive Summary

Committee is asked to approve the award of the Measured Term Contract for Replacement of Windows and Doors 2020 - 2025 (the 'Contract').

The Contract is for an initial period of two years commencing in April 2020. The Council reserves the right to extend the Contracts up to a maximum of 3 years (individual one year extensions).

The value of work to be spent through the contract is noted below (including the possible extension periods)

Lot 1: £25,000,000

Lot 2: £17,500,000

Lot 3: £7,500,000

Recommendations

It is recommended that the Committee approves the award of the Contracts to the following Contractors:

Lot 1: Sidey Solutions Ltd

Lot 2: Walker Profiles Ltd

Lot 3: CMS Enviro Systems Ltd

This recommendation follows the completion of a procurement procedure, where the Tenderers recommended for contract award have been evaluated as providing the most economically advantageous tenders in terms of cost and quality for the Council.

The Plan for North Lanarkshire

Priority Improve the health and wellbeing of our communities

Ambition statement (14) Ensure the highest standards of public protection

1. Background

- 1.1 The procurement is for the provision of a Measured Term Contract for Replacement of Windows and Doors 2020-2025.
- 1.2 This procurement is being carried out in lots consisting of Lots 1, 2 and 3.

2. Report

- 2.1 A user intelligence group (the 'UIG') of technical and procurement representatives was formed to review technical specifications, discuss trading processes, market conditions and trends, ways to maximise community benefits and sustainability and to agree the procurement strategy that would deliver maximum benefit for the Council.
- 2.2 The value of the Contract dictated that the procurement procedure be undertaken in accordance with the Public Contracts (Scotland) Regulations 2015. The contract opportunity was published on the Public Contracts Scotland website. An open procurement procedure was adopted.
- 2.3 Based on the criteria and scoring methodology set out in the procurement documents, an evaluation of the tender responses was completed by members of the UIG. Award stage responses were evaluated first, only the highest scoring compliant Tender for each lot was then checked to ensure that they met the Councils selection criteria.
- 2.5 The tenders submitted by the following contractors have been evaluated as representing the most economically advantageous bids;

Lot 1 – Sidey Solutions Ltd

Lot 2 - Walker Profiles Ltd

Lot 3 – CMS Envio Systems Ltd
- 2.6 Appendices 1, 3 and 5 confirm the scoring achieved by each Tenderer, further details of the procurement procedure is provided in Appendices 2, 4 and 6.
- 2.7 Officers from Housing, Property & Projects will be responsible for managing the Contract which will be undertaken in accordance with the Councils agreed approach to Contract and Supplier Management.

3. Equality and Diversity

3.1 Fairer Scotland Duty

These contracts will work towards improving outcomes for people and communities by assisting the Council to reduce inequalities of outcomes caused by socio-economic disadvantage.

3.2 Equality Impact Assessment

The Council will continue to carry out Equality impact assessments to determine if policies, practices, decisions, functions and strategies identify any negative impact on any particular group covered by the protected characteristics of the Equality Act 2010.

4. Implications

4.1 Financial Impact

To ensure flexibility and allow for any contingencies which may arise, the Contract was advertised up to an estimated overall value of £25,000,000 for Lot 1, £17,500,000 for Lot 2 and £7,500,000 for Lot 3 (including the options to extend the Contract).

The costs associated with contract delivery will be contained within the HRA Capital budget.

Price Stability

Contract pricing is fixed for the first year of the Contract. Thereafter prices will be adjusted annually by the application of the BCIS price index.

4.2 HR/Policy/Legislative Impact

Community Benefits

The Council is committed to maximising the delivery of community benefits. The procurement included a community benefit requirement. This approach is designed to deliver local community benefits where possible. The successful Tenderers have committed to delivering a range of community benefits, these include;

Lot 1

- 1 new apprentice
- 1 new entrant from key priority groups
- 3 work experience placements
- 2 careers events
- 2 site visits
- 2 mentoring programmes/enterprise programmes within schools
- Financial support for community projects throughout the duration of the contract
- Non-financial support to community projects

Lot 2:

- 1 new apprentice
- 1 new entrant from key priority groups
- 2 work experience placements
- 4 careers events
- 2 site visits
- Financial support for 2 community projects throughout the duration of the contract

- Non-financial support to community projects

Lot 3:

- 3 work experience placements
- 2 careers events
- 2 site visits
- 2 mentoring programmes/enterprise programmes within schools
- 2 Supply chain engagement opportunities providing business mentoring for SME's
- Non-financial support to community projects.

4.3 **Environmental Impact**

The Contract has the following environmental impacts; encourage sustainable and safe environment; promote health and wellbeing; safe removal and disposal of materials.

4.4 **Risk Impact**

Risk will be minimised and managed by a designated Contract Manager in accordance with the works specification and in line with the Councils agreed approach to Contract and Supplier Management.

5. **Measures of success**

It is anticipated that the award of the Contract will deliver the following successful outcomes:

- 5.1 The appointment of a Service Provider who has the experience and capability to deliver an innovative, high quality and responsive service;
- 5.2 The procurement procedure is compliant with the procurement legislation and internal procedures;
- 5.3 That best value is both demonstrable and achieved;
- 5.4 That the Contract secures a range of community benefits

6. **Supporting documents**

Appendix 1	Summary of Evaluation Process – Lot 1
Appendix 2	Summary of Procurement Procedure – Lot 1
Appendix 3	Summary of Evaluation Process – Lot 2
Appendix 4	Summary of Procurement Process – Lot 2
Appendix 5	Summary of Evaluation Process – Lot 3
Appendix 6	Summary of Procurement Process – Lot 3
Appendix 7	SME status and location of all Tenderers

Brian Lafferty

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Head of Business (Housing Property and Projects)

Appendix 1 – Lot 1 Summary of Evaluation Process

Tenderers price scores were added to their quality score to obtain their final tender scores.

Details are contained in Table below:

Tenderer Name	Final Tender Score	Final Rank	Recommended for Contract Award (Yes/No)
Sidey Solutions Ltd	96.60	1	Yes
CMS Enviro Systems Ltd (t/a CMS Window Systems)	76.23	2	No
Sovereign Group Ltd	45.80	3	No
City Building (Contracts) LLP	Disqualified		

Stage 2 – Lot 1 Selection Stage Evaluation Outcome

Tenderer Name	Part 3 A, B, C & D	Part 4 A & B	Part 4 C	Selection Requirements Met? (Yes/No)
	Selection Criteria	Selection Criteria	Selection Criteria	
	Pass/Fail	Pass/Fail	Score (min = 50)	
Sidey Solutions Ltd	Pass	Pass	100	Yes

Appendix 2 – Lot 1 Summary of Procurement Process

Contract Title	Measured Term Contract for Replacement Windows and Doors 2020-2025
Contract start date	April 2020
Initial Contract Period	24 months
Contract Extension option	3 x 12 months
Total contract value including extension option	Lot 1 - £25,000,000
Governing UK Procurement Regulation	Regulated – PCSR 2015.
Procurement procedure adopted	Open Style Procedure
Interest List – number of organisations that downloaded the procurement documents from the procurement portal	31
Number of tenders received	4
Number of non-compliant tenders	1
Number of compliant tenders	3
Number of recommended providers	1
Basis of contract award	Most economically advantageous tender Price 60% and Quality 40%
Evaluation Team	Staff from Housing Property and Projects

Appendix 3 – Lot 2 Summary of Evaluation Process

Tenderers price scores were added to their quality score to obtain their final tender scores.

Details are contained in Table below:

Tenderer Name	Final Tender Score	Final Rank	Recommended for Contract Award (Yes/No)
Walker Profiles Ltd	94.80	1	Yes
CMS Enviro Systems Ltd (t/a CMS Window Systems)	82.44	2	No
Sovereign Group Ltd	56.21	3	No
City Building (Contracts) LLP	Disqualified		

Sidey Solutions Ltd were the top ranked tenderer in Lot 1 and were eliminated from Lot 2

Stage 2 – Lot 2 Selection Stage Evaluation Outcome

Tenderer Name	Part 3 A, B, C & D	Part 4 A & B	Part 4 C	Selection Requirements Met? (Yes/No)
	Selection Criteria	Selection Criteria	Selection Criteria	
	Pass/Fail	Pass/Fail	Score (min = 50)	
Walker Profiles Ltd	Pass	Pass	80	Yes

Appendix 4 – Lot 2 Summary of Procurement Process

Contract Title	Measured Term Contract for Replacement Windows and Doors 2020-2025
Contract start date	April 2020
Initial Contract Period	24 months
Contract Extension option	3 x 12 months
Total contract value including extension option	Lot 2 - £17,500,000
Governing UK Procurement Regulation	Regulated – PCSR 2015.
Procurement procedure adopted	Open Style Procedure
Interest List – number of organisations that downloaded the procurement documents from the procurement portal	31
Number of tenders received	5
Number of non-compliant tenders	1
Number of compliant tenders	4
Number of recommended providers	1
Basis of contract award	Most economically advantageous tender Price 60% and Quality 40%
Evaluation Team	Staff from Housing Property and Projects

Appendix 5 – Lot 3 Summary of Evaluation Process

Tenderers price scores were added to their quality score to obtain their final tender scores.

Details are contained in Table 1 below:

Tenderer Name	Final Tender Score	Final Rank	Recommended for Contract Award (Yes/No)
CMS Enviro Systems Ltd (t/a CMS Window Systems)	96.60	1	Yes
Sovereign Group Ltd	Disqualified		
City Building (Contracts) LLP	Disqualified		

Sidey Solutions Ltd were the top ranked tenderer in Lot 1 and were eliminated from Lot 2 and Lot 3.

Walker Profiles Ltd were the top ranked tenderer in Lot 2 and were eliminated from Lot 3.

Stage 2 – Lot 3 Selection Stage Evaluation Outcome

Tenderer Name	Part 3 A, B, C & D	Part 4 A & B	Part 4 C	Selection Requirements Met? (Yes/No)
	Selection Criteria	Selection Criteria	Selection Criteria	
	Pass/Fail	Pass/Fail	Score (min = 50)	
CMS Enviro Systems Ltd (t/a CMS Window Systems)	Pass	Pass	100	Yes

Appendix 6 – Lot 3 Summary of Procurement Process

Contract Title	Measured Term Contract for Replacement Windows and Doors 2020-2025
Contract start date	April 2020
Initial Contract Period	24 months
Contract Extension option	3 x 12 months
Total contract value including extension option	Lot 3 - £7,500,000
Governing UK Procurement Regulation	Regulated – PCSR 2015.
Procurement procedure adopted	Open Style Procedure
Interest List – number of organisations that downloaded the procurement documents from the procurement portal	31
Number of tenders received	4
Number of non-compliant tenders	1
Number of compliant tenders	3
Number of recommended providers	1
Basis of contract award	Most economically advantageous tender Price 60% and Quality 40%
Evaluation Team	Staff from Housing Property and Projects

Appendix 7 – SME status and location of all Tenderers

Name of Tenderer	Size of Tendering Organisation (Micro, Small, Medium or Large)	Location (Local Authority/Council Area)
Sidey Solutions Ltd	Medium	Perth & Kinross Council
Walker Profiles Ltd	Small	North Lanarkshire Council
CMS Envio Systems Ltd	Medium	North Lanarkshire Council
City Building (Contracts) LLP	Large	Glasgow City Council
Sovereign Group Ltd	Medium	Lancashire County Council