

# North Lanarkshire Council

## Report

### Housing and Regeneration Committee

approval  noting

Ref HO MR 20 726

Date 09/09/20

### Contract Approval - Measured Term Contract For Controlled Door Access Systems and Associated Works – Repairs and Servicing 2020-2023

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#### Executive Summary

Committee is asked to approve the award of the Measured Term Contract for Controlled Door Entry Systems and Access Systems – Repairs and Servicing 2020 – 2023 (the 'Contract').

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

The value of work to be spent through the Contract is £1,050,000 (including the possible extension periods).

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#### Recommendations

It is recommended that the Committee approves the award of the Contract to the following Contractor:

DM Integrated 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.

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#### 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 Controlled Door Entry Systems and Access Systems – Repairs and Servicing 2020 – 2023
- 1.2 This procurement is being carried out in one lot and is an above EU threshold regulated procurement and has been discharged as single-stage procurement process.

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## **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 and the Official Journal of the European Union. An Open Procurement Procedure was adopted.
- 2.3 Based on the criteria and scoring methodology set out in the procurement documents, evaluation of the tender responses was completed by members of the UIG. The Invitation to Tender was issued on Public Contracts Scotland and published in the OJEU. The Award Stage responses were evaluated first and the Most Economically Advantageous Tenderer was taken forward to Selection Stage.
- 2.4 The tender submitted by the following contractor has been evaluated as representing the most economically advantageous bid:  
  
DM Integrated Ltd
- 2.5 Appendix 1 confirms the scoring achieved by each Tenderer, further details of the procurement procedure is provided in Appendices 2 and 3.
- 2.7 Officers from Housing, Property & Projects will be responsible for managing the Contract which will be undertaken in accordance with the Council's agreed approach to Contract and Supplier Management.

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## **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.

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## **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 £1,050,000 (including the options to extend the Contract).

The costs associated with contract delivery will be contained within the HRA Revenue 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 Tenderer has committed to delivering a range of community benefits, these include;

- 1 new employee;
- 1 apprentice;
- 1 site visit;
- 1 careers event;
- a work experience placement for a graduate;
- a work experience placement for a person above the age of 16; and
- financial support for a community project.

### **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.

### **4.5 Contract Award during Covid-19 Restrictions**

The Contract will be awarded in accordance with the Council's Contract Standing Orders whilst Legal and Procurement advice will be sought and adhered to with regards to commencing the Contract whilst Covid-19 restrictions are in place or being withdrawn. Risk of awarding the Contract during the current restrictions will be identified and mitigated where possible.

Furthermore, the Council may develop a Contract Mobilisation Plan with the successful Tenderer which shall take cognisance of the current restrictions and set out a plan to commence the Contract on site when safe to do so.

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## **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
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## **6. Supporting documents**

- Appendix 1** Summary of Evaluation Process
  - Appendix 2** Summary of Procurement Procedure
  - Appendix 3** SME status and location of all Tenderers
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**Brian Lafferty**  
**Head of Business (Housing Property and Projects)**

## Appendix 1 –Summary of Evaluation Process

In the award stage, tenderers' price scores were added to their quality scores to obtain their final tender scores. Only the first ranking tenderer from the award stage underwent selection stage evaluation.

Details are contained in the table below:

**Table 1: Stage 1 – Award Stage Evaluation Outcome**

Tenderer Name	Final Tender Score	Final Rank	Recommended for Contract Award (Yes/No)
DM Integrated Ltd	93.53	1	Yes
VWS Ltd	85.97	2	No
McGill Scotland Ltd	79.70	3	No
Fortress Security Alarms Ltd	64.83	4	No
SPIE Scotshield Ltd	Disqualified	N/A	No

**Table 2: Stage 2 – Selection Stage Evaluation Outcome**

Tenderer Name	Part 3 A, B, C & D	Part 4 A & B	Part 4 C	Part 4 D	Selection Requirements Met? (Yes/No)
	Selection Criteria	Selection Criteria	Selection Criteria	Selection Criteria	
	Pass/Fail	Pass/Fail	Score (min = 50)	Pass/Fail	
DM Integrated Ltd	Pass	Pass	70	Pass	Yes

## Appendix 2 –Summary of Procurement Process

Contract Title	Measured Term Contract for Controlled Door Entry Systems and Access Systems – Repairs and Servicing 2020 – 2023
Contract start date	October 2020
Initial Contract Period	12 months
Contract Extension option	2 x 12 months
Total contract value including extension option	£1,050,000
Governing UK Procurement Regulation	Regulated – PCSR 2015.
Procurement procedure adopted	Open Procedure
Interest List – number of organisations that downloaded the procurement documents from the procurement portal	19
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 3 – SME status and location of all Tenderers**

<b>Name of Tenderer</b>	<b>Size of Tendering Organisation (Micro, Small, Medium or Large)</b>	<b>Location (Local Authority/Council Area)</b>
DM Integrated Ltd	Small	North Lanarkshire Council
VWS Ltd	Small	North Lanarkshire Council
McGill Scotland Ltd	Medium	Dundee City Council
Fortress Security Alarms Ltd	Medium	East Ayrshire Council
SPIE Scotshield Ltd	Medium	South Lanarkshire Council