
NORTH AYRSHIRE COUNCIL

27 August 2019

Cabinet

Title: **Note of Award of Contract during Recess – Internal and External Alterations to Friars Lawn Sheltered Housing Unit, Kilwinning (Lot 1) and Garrier Court Sheltered Housing Unit, Springside (Lot 2)**

Purpose: To advise Cabinet of the result of the tender exercise for the Internal and External Alterations to Friars Lawn Sheltered Housing Unit, Kilwinning (Lot 1) and Garrier Court Sheltered Housing Unit, Springside (Lot 2)

Recommendation: Note the award of the contract to McTear Contracts Ltd (Lot 1) and D. McLaughlin & Sons Ltd T/A McLaughlin Construction (Lot 2) during recess.

1. Executive Summary

- 1.1 North Ayrshire Council requires to establish a multi lot contract for the Internal and External Alterations to Friars Lawn Sheltered Housing Unit, Kilwinning (Lot 1) and Garrier Court Sheltered Housing Unit, Springside (Lot 2).
- 1.2 In order to comply with the Council's Standing Orders Relating to Contracts and Contract Procedure Rules, The Procurement Reform (Scotland) Act 2014 and The Procurement (Scotland) Regulations 2016 a formal tender exercise was advertised via the Public Contracts Scotland advertising portal.
- 1.3 The contract term is for a period of 40 weeks for each Lot with the award to McTear Contracts Ltd (Lot 1) and D. McLaughlin & Sons Ltd T/A McLaughlin Construction (Lot 2).

2. Background

- 2.1 A formal contract notice was advertised on 31st May 2019 under the Open Procedure in the Public Contracts Scotland Procurement Portal and the procurement exercise was carried out via the PCS-Tender E-Tendering System. The return date for tenders was 12 noon on 9th July 2019.
- 2.2 The contract notice attracted 13 expressions of interest for Lot 1 of which 5 submitted a tender response and 11 expressions of interest for Lot 2 of which 4 submitted a tender response.

- 2.3 For each Lot, the tender responses received were evaluated against the stated evaluation criteria of 80% price and 20% quality and McTear Contracts Ltd (Lot 1) and D. McLaughlin & Sons Ltd T/A McLaughlin Construction (Lot 2) were determined to have submitted the most economically advantageous tender for the respective Lots.

3. Proposals

- 3.1 In accordance with section 23.7 of Standing Orders Relating to Contracts and Contract Procedure Rules for North Ayrshire Council, the Chief Executive is authorised under the Scheme of Delegation to Officers to deal with any urgent matters during recess, subject to reporting back to Cabinet at the first available opportunity.
- 3.2 Residents of both sheltered housing units had previously been advised that the alteration work would start on site during Spring/Summer 2019 and be completed during Spring/Summer 2020.
- 3.3 The tender evaluation and recommendation for award was unable to be completed in time for the June cabinet. Delay of the award until the August Cabinet would have adversely impacted on the advised completion date.
- 3.4 The contract award was therefore approved by the Chief Executive during recess. Contracts were awarded to McTear Contracts Ltd (Lot 1) and D. McLaughlin & Sons Ltd T/A McLaughlin Construction (Lot 2) on 7th August 2019 to permit an early start on site consistent with the expectations of residents.

4. Implications/Socio-economic Duty

Financial

- 4.1 The total value of the overall Contract is £4,355,299.90. A budget of £4,388,480.00 is available for this requirement.

Human Resources

- 4.2 None

Legal

- 4.3 To comply with the Council's Standing Orders Relating to Contracts and Contract Procedure Rules, The Procurement Reform (Scotland) Act 2014 and The Procurement (Scotland) Regulations 2016 a formal tender exercise was advertised via the Public Contracts Scotland advertising portal.

Equality/Socio-economic

- 4.4 None

Environmental and Sustainability

- 4.5 This Contract contributes towards upgrading our residential accommodation and will ensure North Ayrshire residents benefit from an efficient, safe and modern living environment. The upgrade works include timber materials sourced from sustainable

forests, new efficient boiler installation, taps and sanitary ware shall be installed with flow rate controls to reduce water consumption. All new windows and doors comply with Secure by Design scheme.

Key Priorities

4.6 This Contract contributes to the following Council Plan priorities:

- Aspiring Communities
 - People and Communities are Safe.
 - People enjoy good life-long health and well-being.
- Inspiring Place
 - Affordable, modern and well-designed homes that meet residents' needs.
 - A sustainable environment.

Community Wealth Building

4.7 Award of these contracts contributes to the pillars of Community Wealth Building as set out below:

Procurement: Community Benefits were a minimum condition of this tender and the successful tenderers will deliver the following community benefits over the duration of the contract:

- Delivery of 126 weeks employability (Lot 1) and Delivery of 106 weeks employability (Lot 2) - delivered through 3 jobs, for each lot, across the duration of the contract.
- Support for Small and Medium Enterprises (SME), Third Sector Organisations (TSO) and Supported Business engagement and development.
- Work placement for a minimum of 5 days for an S4, S5 or S6 pupil from a North Ayrshire School.
- Support for a community project agreed in conjunction with NAC Economies and Communities department involving local people and reflecting local priorities.

Employment: The successful tenderer for Lot 1 is a Scottish Living Wage Accredited Employer while the successful tenderer for Lot 2 is a local employer, pays the Scottish Living Wage and is in the process of becoming a Scottish Living Wage Accredited Employer.

Land and Assets: Both of these contract awards support the sheltered housing re-provisioning programme and the refurbishment of these properties for better housing provision for North Ayrshire residents.

Financial Power: Not applicable.

Democratic Ownership of the Local Economy: Not applicable.

5. Consultation

5.1 Internal consultation with Property Management and Investment took place throughout the tender process.

Laura Friel
Executive Director (Finance and Corporate Support)

For further information please contact **Maurice McTeague, Category Manager**, on **01294 324015**.

Background Papers

Tender Outcome Report (NAC/2171)