
NORTH AYRSHIRE COUNCIL

8 September 2020

Cabinet

Title: Award of contract for a Repair and Maintenance of Heating, Ventilation and Air-conditioning Units service

Purpose: To advise Cabinet of the result of the tendering exercise for a Repair and Maintenance of Heating, Ventilation and Air-conditioning Units service.

Recommendation: Agree to approve the award of the contract to BAM (Facilities Management) Limited.

1. Executive Summary

- 1.1 North Ayrshire Council require to establish a replacement contract for a repair and maintenance of heating, ventilation and air-conditioning units service. The purpose of this is to ensure the environment is suitably controlled within approximately 300 non-domestic buildings (including Schools, Leisure Centres, Sheltered Housing Units, Museums and Civic Halls) across North Ayrshire. The provision of service will also ensure that the heating, ventilation and air-conditioning units within these buildings are maintained to an acceptable and safe standard.
- 1.2 In order to comply with the Council's Standing Orders Relating to Contracts a formal tendering exercise was undertaken.
- 1.3 The contract term is for 3 years with the option to extend by 2 x 1-year extensions.

2. Background

- 2.1 A formal contract notice was advertised on 8 April 2020 under the open procedure on Public Contracts Scotland and the procurement exercise was carried out via the PCS-Tender System. The return date for the tender was 12 noon on 4 June 2020.
- 2.2 The contract notice attracted 24 expressions of interest of which 5 submitted a tender response.
- 2.3 The contract notice did not attract any expressions of interest from local bidders and attracted 1 expression of interest from a Pan Ayrshire bidder.

- 2.4 The tender responses received were evaluated against the stated evaluation criteria of 60% price and 40% quality to determine the most economically advantageous tender.

3. Proposals

- 3.1 It is proposed that the contract is awarded to BAM (Facilities Management) Limited.

4. Implications/Socio-economic Duty

Financial

- 4.1 The total value of the overall contract is £1,190,000. A budget of £1,750,000 is available for this requirement which includes £560,000 provision for reactive maintenance works on ventilation and air-conditioning units throughout the duration of the contract.

Human Resources

- 4.2 None.

Legal

- 4.3 The contract will ensure that the Council's property portfolio fully complies with the following Legislation and Regulations;

- Buildings (Scotland) Regulations 2004 and all current amendments
- The Construction (Design and Management) Regulations 2015
- The Workplace (Health, Safety & Welfare) Regulations 1992
- F-Gas Regulation (EU) No 517/2014
- Environmental Act 1995

Equality/Socio-economic

- 4.4 None.

Environmental and Sustainability

- 4.5 Regular maintenance and repair of the heating, ventilation and air-conditioning systems will ensure Council assets are delivering best value in terms of running costs and maintenance as well as reducing their environmental impact.

Key Priorities

- 4.6 This contract supports the Council's priority outcomes:

North Ayrshire is well-connected with effective infrastructure.

- We will manage an appropriately sized, fit-for purpose, energy-efficient and digitally-enabled property portfolio, including our schools.

Community Wealth Building

4.7 **Procurement** – Community Benefits was a minimum condition of this tender and the successful tenderer will deliver the following Community Benefits over the duration of the contract:

- Employability Requirements – 455 weeks.
- Work experience for a young person facing challenges or barriers completed over a 6-week period (1 day per week).
- Support for a community project agreed in conjunction with NAC Communities department involving local people and reflecting local priorities.

Employment – BAM (Facilities Management) Limited pays the living wage

Land and Assets – Not applicable

Financial Power – Not applicable

Democratic Ownership – Not applicable

5. Consultation

5.1 Throughout the tender process there was direct involvement with the Property, Management and Investment Team within Physical Environment.

Mark Boyd
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For further information please contact **Suzanne Quinn, Category Manager – Supplies, Services and Works**, on **01294 324039**.

Background Papers

Tender Outcome Report (NAC/5021)