
NORTH AYRSHIRE COUNCIL

24 September 2019

Cabinet

Title:	Award of Dalrymple Court Re-development (Construction of 24 Sheltered Housing Units & 9 Bungalows)
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Purpose:	To advise Cabinet of the result of the tendering exercise for the Dalrymple Court Re-development (Construction of 24 Sheltered Housing Units (SHU) & 9 Bungalows)
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Recommendation:	Agree to approve the award of the Contract to McTaggart Construction Ltd
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1. Executive Summary

- 1.1 North Ayrshire Council requires to establish a new Contract for the Dalrymple Court – Re-development (Construction of 24 SHU & 9 Bungalows). The works will provide 33 new sheltered housing properties.
- 1.2 In order to comply with the Council's Standing Orders Relating to Contracts and Contract Procedure Rules, the Public Contracts (Scotland) Regulations 2015, 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 the Official Journal of the European Union.
- 1.3 The Contract term is for 60 calendar weeks.

2. Background

- 2.1 A formal contract notice was advertised on 1st July 2019 under the Open procedure on Public Contracts Scotland and the Official Journal of the European Union and the procurement exercise was carried out via the PCS-Tender System. The return date for the Tender was 12 noon on 1st August 2019.
- 2.2 The contract notice attracted 10 expressions of interest, with 3 of these being from local bidders of which 2 submitted a response.

3. Proposals

- 3.1 It is proposed that the contract is awarded to local supplier McTaggart Construction Ltd.

4. Implications/Socio-economic Duty

Financial

4.1 The total value of the overall Contract is £5,070,918.32 A budget of £5.2 million 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 Public Contracts (Scotland) Regulations 2015, 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 and the Official Journal of the European Union.

Equality/Socio-economic

4.4 This contract caters for the rising age population and provides older people with suitable amenity housing to support their need to live independently at home, for as long as possible.

Environmental and Sustainability

4.5 A sustainability test was carried out and identified energy and water consumption efficiency considerations which were incorporated into the tender process. The contractors were also required to hold Health and Safety, Quality and Environmental Management Standards appropriate to this project

Key Priorities

4.6 This Contract contributes to the following Council Plan key priorities of:

- Aspiring Communities – North Ayrshire's residents and communities enjoy good life-long health and well-being.
- Inspiring Place – North Ayrshire has homes that meet our resident's needs.

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 – Scaffolder for 60 weeks, Joiner for 60 weeks, Groundworker for 40 weeks and 2 x General Operatives for 110 weeks.
- 1 Workshop for an SME and 1 workshop for a Third Sector Organisation (TSO's) and proactive maximisation of opportunities for SME's, TSO's and Supported Businesses.
- 1 Education Initiative – support for a school project agreed in conjunction with Education involving local school pupils.
- 1 Community Initiative - support for a community project agreed in conjunction with Connected Communities involving local people and reflecting local priorities.

Employment: The successful tenderer is a local living wage employer and is committed to the development of positive action to promote equal opportunities for all.

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 Property Management and Investment and consultation with external Professional and Technical advisors.

Laura Friel
Executive Director (Finance and Corporate Support)

For further information please contact Maurice McTeague, Category Manager, on 01294 3240145.

Background Papers

Tender Outcome Report (NAC/2174)