

Finance and Resources Committee

10.00 am, Thursday, 19 March 2015

Housing Asset Management Framework – Award of Contract

Item number	7.14
Report number	
Executive/routine	
Wards	All

Executive summary

This report seeks Committee approval to award a multi-lot framework agreement to the most economically advantageous organisations identified, following a competitive tendering process. The framework consists of 13 lots for planned programmes of installation and upgrade capital works to Council homes.

Housing Asset Management is responsible for delivering planned programmes of upgrade and maintenance, including modern kitchen and bathrooms, affordable heating and improved accessibility to approximately 19,800 homes.

In order to deliver the programme successfully, a suite of contractors is required to undertake and deliver the Housing Revenue Account (HRA) capital programme over the next five years. The budget for these works was agreed at the budget meeting of City of Edinburgh Council on 12 February 2015.

Links

Coalition pledges	CP08
Council outcomes	CO16
Single Outcome Agreement	SO4

Housing Asset Management Framework – Award of Contract

Recommendations

It is recommended that the Finance and Resources Committee:

- 1.1 Approves the award of Lot 1 Electrical Rewiring, Refit, Smoked Detectors and associated works, as part of the Housing Asset Management (HAM) Framework to Lakehouse Contracts Ltd, McGill, Nicolson Brothers and Amey at an estimated contract value of £1.02 million per annum.
- 1.2 Approves the award of Lot 2 General Fabric Repairs and Improvements for less than £1 million, as part of the HAM Framework to Border Construction, Maxi Construction Ltd and Morris and Spottiswood at an estimated contract value of £1.20 million per annum.
- 1.3 Approves the award of Lot 3 General Fabric Repairs and Improvements greater than £1 million as part of the HAM Framework to Keepmoat, CCG, Lakehouse Contracts Ltd, Turner Facilities, Morris and Spottiswood and Border Construction at an estimated contract value of £6 million per annum.
- 1.4 Approves the award of Lot 4 Windows and Doors Supply and Install as part of the HAM Framework to Anglian, CCG and Sovereign Group Ltd at an estimated contract value of £1.20 million per annum.
- 1.5 Approves the award of Lot 5 Kitchen and Bathrooms, Supply and Install as part of the HAM Framework to Lakehouse Contracts Ltd, Keepmoat, CCG and McGill at an estimated contract value of £7.20 million per annum.
- 1.6 Approves the award of Lot 6 Lift Replacement, Refurbishment and Upgrading Works as part of the HAM Framework to Lift Maintenance Ltd, Kone PLC, Consult Lifts Services and Omega Lift Services at an estimated contract value of £0.42 million per annum.
- 1.7 Approves the award of Lot 7 Mechanical Installations and Upgrading Works as part of the HAM Framework to McGill and Gas Call Services at an estimated contract value of £0.84 million per annum.
- 1.8 Approves the award of Lot 8 Door Entry Installation and Upgrading Work as part of the HAM Framework to McGill, Martec Engineering Ltd and Eden Group at an estimated contract value of £0.36 million per annum.
- 1.9 Approves the award of Lot 9 Painting, Decorating and associated preparation works, Internal and External as part of the HAM Framework to Mitie Property

Services Ltd, Bell Decorators Group Ltd and H and J Martin at an estimated contract value of £0.09 million per annum.

- 1.10 Approves the award of Lot 10 Adaptations, Ramp Installations for Disabled Access as part of the HAM Framework to Martec Engineering Ltd and Maxi Construction Ltd at an estimated contract value of £0.06 million per annum.
- 1.11 Approves the award of Lot 11 Distribution Pipework, Removal and Replacement as part of the HAM Framework to McGill, Clancy Docwra Ltd and Blackbourne Integrated M and E at an estimated contract value of £0.15 million per annum.
- 1.12 Approves the award of Lot 12 Demolition as part of the HAM Framework to JCJ Demolition, Daltons Demolitions Ltd and Construction Ltd and Coleman and Company Ltd at an estimated contract value of £1.20 million per annum.
- 1.13 Approves the award of Lot 13 Energy Efficiency Installations as part of the HAM Framework to Everwarm, Keepmoat and McGill at an estimated contract value of £0.24 million per annum
- 1.14 Notes the contract values above are reflective of historical spend on these services over the previous three financial years, and that the scope of works may fluctuate subject to budget allocation. It should be noted a 20% volume uplift has been added to all lots to cover any increased work flow or other departmental usage.

Background

- 2.1 The Council has several services responsible for carrying out repairs and maintenance. HAM is responsible for delivering a planned maintenance and upgrading programme to 19,800 Council homes.
- 2.2 This programme of works is delivered through the Housing Revenue Account (HRA) Capital Programme, which was agreed by the City of Edinburgh Council at its budget meeting on 12 February 2015.
- 2.3 HAM currently delivers planned programmes of work through a number of separate contractors, using a variety of procured contractual arrangements and Quick Quotes. Commercial and Procurement Services has undertaken a procurement strategy to bring these requirements under one framework. This aims to maximise economies of scale, improve contract management efficiencies and rationalise the portfolio of providers.
- 2.4 A review of the current arrangements was carried out in April 2014, with the aim to consolidate the current requirements into one framework, which can then be used by other Council service areas, as required.

Main report

- 3.1 The City of Edinburgh Council wishes to appoint a number of suitably qualified and experienced contractors to carry out maintenance and improvement works.

- 3.2 The tender and evaluation process was conducted in accordance with Council Contract Standing Orders, Public Contracts (Scotland) Regulations 2012 and EU Procurement Directives.
- 3.3 On 11 July 2014, the Council undertook a full tender exercise by placing a contract notice on the Public Contracts Scotland Portal as a two stage process.
- 3.4 The lots advertised were:
- Lot 1 Electrical Rewiring, Refit, Smoked Detectors and associated works.
 - Lot 2 General Fabric Repairs and Improvements less than £1million.
 - Lot 3 General Fabric Repairs and Improvements greater than £1million
 - Lot 4 Windows and Doors Supply and Install.
 - Lot 5 Kitchen and Bathrooms, Supply and Install.
 - Lot 6 Lift Replacements, Refurbishment and Upgrading works.
 - Lot 7 Mechanical Installations and Upgrading works.
 - Lot 8 Door Installation and Upgrading Works.
 - Lot 9 Painting, Decorating and Associated Preparation works, Internal and External.
 - Lot 10 Adaptations, Ramp Installations for Disabled Access.
 - Lot 11 Distribution Pipework, Removal and Replacement.
 - Lot 12 Demolition.
 - Lot 13 Energy Efficiency Installations.
- 3.5 The aim of the Pre-Qualification Questionnaire (PQQ) evaluation process was to allow the Council to identify suitably qualified and experienced bidders to be invited to tender. The organisations selected at the PQQ stage were then invited to bid in December 2014 and tenders were returned on 30 January 2015.
- 3.6 Tender submissions were evaluated by a technical evaluation panel. This places an emphasis on quality, as well as price, with the aim of selecting the most economically advantageous tenders for each of the 13 lots. A cost quality ratio of 70% cost and 30% quality was applied to all lots, except for Lot 6. With regards Lot 6 (Lift Replacements, Refurbishment and Upgrading works) a ratio of 60% cost and 40% quality was applied to help mitigate the higher level Health and Safety risk associated with these works.
- 3.7 As the Council has a requirement to carry out a significant volume of planned maintenance and improvement works within a defined budget, it was crucial that there was an emphasis on cost, whilst ensuring that the contractor's proposals and procedures were of high quality. A minimum quality threshold was set in order to discount organisations failing to meet the quality standards and key outcomes set out in the tender document.
- 3.8 The quality analysis was based on weighted award criteria questions, which were scored using a 0 to 10 matrix. Following completion of the quality analysis, tenders that passed the minimum threshold of 60% or a score of 6 or more out of 10 for quality were subject to cost analysis.

3.9 All the bids submitted were based on a Contractors Profit and Overheads and a notional sum of hourly rates. The tender results for each lot are set out below.

Lot 1 Electrical Rewiring, Refit, Smoke Detectors and Associated Works

Contractor	Quality (Max 30)	Price (Max 70)	Overall Rank
Lakehouse Contracts Ltd	21.3	70	1
McGill	21.75	68.4	2
Nicolson Brothers	22.8	64.5	3
Amey	21.75	58.1	4
Bidder 5	22.8	56	5
Bidder 6	18	60	6

The bids submitted range from £2,520,242.32 to £3,149,557.60.

Lot 2 General Fabric Repairs and Improvements less than £1m

Contractor	Quality (Max 30)	Price (Max 70)	Overall Rank
Border Construction	20.25	68.6	1
Maxi Construction Ltd	18.15	70	2
Morris and Spottiswood	18.9	68.4	3
Bidder 4	20.25	65.4	4
Bidder 5	19.2	65.7	5
Bidder 6	18	57.1	6

The bids submitted range from £4,599,670.00 to £5,643,750.00.

Lot 3 General Fabric Repairs and Improvements Greater than £1m

Contractor	Quality (Max 30)	Price (Max 70)	Overall Rank
Keepmoat	21	68.8	1
CCG	19.05	70	2
Lakehouse Construction	19.2	69.8	3
Turner Facilities	20.25	67.3	4
Morris and Spottiswood	18.9	68.7	5
Border Construction	20.25	66.7	6
Bidder 7	19.2	67.4	7
Bidder 8	18.3	66.9	8
Bidder 9	18.9	64.6	9
Bidder 10	19.2	62.9	10
Bidder 11	18	55	11

The bids submitted range from £32,516,250.00 to £25,243,506.25.

Lot 4 Windows and Doors Supply and Install

Contractor	Quality (Max 30)	Price (Max 70)	Overall Rank
Anglian	25.65	66.6	1
CCG	21.6	70	2
Sovereign Group	23.55	67.6	3
Bidder 4	22.65	62.4	4
Bidder 5	19.65	64.7	5

The bids submitted range from £2,836,467.94 to £3,181,358.00.

Lot 5 Kitchen and Bathrooms, Supply and Install

Contractor	Quality (Max 30)	Price (Max 70)	Overall Rank
Lakehouse Contracts Ltd	22.35	69.7	1
Keepmoat	22.95	68.8	2
CCG	20.85	70	3
McGill	21.45	67.8	4
Bidder 5	24.45	64.1	5
Bidder 6	22.5	63.9	6
Bidder 7	18.45	66.9	7
Bidder 8	21.6	59.6	8
Bidder 9	20.1	58.1	9

The bids submitted range from £18,821,308.75 to £22,672,250.00.

Lot 6 Quality threshold not reached Lift Replacement, Refurbishment and Upgrading Works

Contractor	Quality (Max 40)	Price (Max 60)	Overall Rank
Lift Maintenance Ltd	30.8	60	1
Kone PLC	26.4	59.2	2
Consult Lift Services	25.6	58.7	3
Omega Lift Services	29.8	50.5	4
Bidder 5	Threshold not achieved	0.0	
Bidder 6	Threshold not achieved	0.0	

The bids submitted range from £937,658.75 to £1,115,000.00.

Lot 7 Mechanical Installations and Upgrading Works

Contractor	Quality (Max 30)	Price (Max 70)	Overall Rank
McGill	21.6	70	1
Gas Call Services	21.45	62	2
Bidder 3	Threshold not achieved	0.0	

The bids submitted range from £2,176,901.40 to £2,457,310.00.

Lot 8 Door Entry Installation and Upgrading Work

Contractor	Quality (Max 30)	Price (Max 70)	Overall Rank
McGill	23.4	70	1
Martec Engineering Ltd	23.4	68.6	2
Eden Group	21.6	54.5	3

The bids submitted range from £868,042.00 to £1,115,829.16.

Lot 9 Painting, Decorating and Associated Preparation Works, Internal and External

Contractor	Quality (Max 30)	Price (Max 70)	Overall Rank
Mitie Property Services Ltd	23.7	70	1
Bell Decorators Group Ltd	25.8	63.3	2
H and J Martin	20.1	66.1	3
Bidder 4	20.25	65	4
Bidder 5	Threshold not achieved	0.0	

The bids submitted range from £538,149.62 to £595,080.00

Lot 10 Adaptations, Ramp Installations for Disabled Access

Contractor	Quality (Max 30)	Price (Max 70)	Overall Rank
Martec Engineering Ltd	19.65	70	1
Maxi Construction Ltd	21	48.2	2

The bids submitted range from £207,757.50 to £301,770.00.

Lot 11 Distribution Pipework, Removal and Replacement

Contractor	Quality (Max 30)	Price (Max 70)	Overall Rank
McGill	21.9	70	1
Clancy Docwra Ltd	22.8	66	2
Blackbourne Integrated M and E	23.55	64.4	3
Bidder 4	25.35	56.5	4

The bids submitted range from £3,928,948.00 to £4,864,440.00.

Lot 12 Demolition

Contractor	Quality (Max 30)	Price (Max 70)	Overall Rank
JCJ Demolition and Construction Ltd	22.35	70	1
Dalton Demolitions Ltd	23.85	68.5	2
Coleman and Company Ltd	18.15	69.2	3
Bidder 4	Threshold not achieved	0.0	
Bidder 5	Threshold not achieved	0.0	

The bids submitted range from £1,436,125.00 to £1,478,893.

Lot 13 Energy Efficiency Installations

Contractor	Quality (Max 30)	Price (Max 70)	Overall Rank
Everwarm	26.55	70	1
Keepmoat	23.4	69.1	2
McGill	22.8	68.2	3
Bidder 4	21.6	63.5	4
Bidder 5	18.15	63.6	5

The bids submitted range from £1,702,477.80 to £1,876,538.83.

- 3.10 Where organisations have a “0.0” score for price (Lots 6, 7 9 and 12) this is due to their quality bid failing to achieve the pre-set quality threshold of 60%. Organisations failing to achieve the 60% threshold were not considered further for appointment and their fee bid was not reviewed.

Measures of success

- 4.1 The success of the framework will be measured by Key Performance Indicators (KPIs).
- 4.2 KPIs will ensure that strict contract management and performance monitoring is maintained for all maintenance and improvement works carried out on behalf of the Council. KPIs will measure:
- Commercial Compliance.
 - Customer Service.
 - Health and Safety (HSE) Compliance.
 - Technical/Quality – Defects.
 - Target Times.
 - Compliance against the Council’s bespoke framework terms and conditions.

Financial impact

- 5.1 The cost will be accommodated in the existing HRA Capital Budget.
- 5.2 The estimated contract value of each of the 13 lots is reflective of historical spend for these services over the previous three financial years and the scope of works may fluctuate subject to budget allocation. Contract spend across the 13 lots will be monitored on an annual basis.
- 5.3 It is anticipated that significant financial savings, of approximately 5%, will be delivered through the new framework. This will be achieved by rationalising the number of suppliers, consolidating spend, realising volume discounts and promoting contract compliance. The Council will use mini competitions to drive additional value through the framework.

- 5.4 The pricing model will change from the current approach of CPA or fixed price quick quotes, to a profit and overheads arrangement, therefore a direct comparison of rates will not be possible. Savings will be evaluated using a “basket of goods” approach, where reasonable comparison of representative works can be made. For other areas, where this is not possible, savings will be calculated by comparing the profit and overheads percentages in the winning tender and the average percentages across all tenders.
- 5.5 The costs associated with procuring this contract are estimated to be between £20,000 and £35,000.

Risk, policy, compliance and governance impact

- 6.1 Whilst previous maintenance and improvement contractors were procured separately by HAM, this framework succeeds in bringing together service requirements to allow for economies of scale, improved contract management opportunities and the ability to build a long term working relationship with each contractor.
- 6.2 The risk of not approving the framework could be the Council failing to comply with Contract Standing Orders, European procurement rules and the delivery of services, as current contracts have expired. This could result in the Council not being able to meet its agreed coalition pledges and statutory duties.
- 6.3 Not approving the framework could lead to a reduction in customer satisfaction, possible negative publicity and damage to the Council’s reputation.
- 6.4 Not approving the framework could minimise contribution to both national and Scottish Government energy initiatives and in particular the forthcoming Energy Efficiency Standard for Social Housing.

Equalities impact

- 7.1 The proposals in the report will have a positive impact on the quality of Council homes and in turn tenants’ quality of life.
- 7.2 Investing in improving the condition of existing homes will increase energy efficiency and reduce fuel poverty.
- 7.3 The adaptation works within the framework will ensure Council homes meet the needs of older and disabled tenants, allowing them to remain in their homes longer.

Sustainability impact

Environmental Benefits

- 8.1 The contractors must procure timber from legal and well managed forests, which are certified under third part schemes and comply with the criteria set in the UK Government Timber Procurement Policy. Evidence on compliance will be provided at the quarterly review meetings.

Community Benefits

8.2 The Council runs a Community Benefits in Public Procurement Programme. As part of the admission to the framework, successful contractors will provide the following local community benefits annually:

- One local work experience placement per year; and
- Attend a minimum of one of the following meetings per year: School Careers Event, Neighbourhood Partnerships, Tenants and Residents Group meeting.

Future Awarded Work Packages

8.3 The Council will operate a Community Benefits Points system (CBP) for all direct awards and mini competitions for this framework.

8.4 The points system will apply when work packages are awarded to a contractor for the duration of the framework, and contractors will be required to deliver Community Benefits, such as carrying out a workshop in a School or Community Centre in Edinburgh linked to curriculum for excellence or sponsorship of a local organisation on the basis of points accrued annually or by mutual consent. Delivery may be expected up to two years after the expiry of the framework.

Consultation and engagement

9.1 A review of the current arrangements took place in April 2014. Spend analysis and stakeholder engagement was carried out in June 2014.

9.2 Engagement was carried out with Corporate Property, Commercial and Procurement Services, Strategy and Investment and Edinburgh Tenants Federation.

Background reading/external references

[Investing in Edinburgh's Council Homes Housing Revenue Account Capital Programme 2014/15, Health, Social Care and Housing Committee, 17 June 2014](#)

[City Housing Strategy 2012-2017 Annual Review, Health, Social Care and Housing Committee, 17 June 2014](#)

[Edinburgh's Homes and Energy Strategy, Health, Social Care and Housing Committee 17 June 2014](#)

[Council Housing Business Plan – Investment Strategy and Rent Options 2015 -2020, Health, Social Care and Housing Committee 11 November 2014](#)

John Bury

Acting Director for Services for Communities

Contact: Alex Burns, Housing Asset Manager

E-mail: alex.burns@edinburgh.gov.uk | Tel: 0131 529 5890

Links

Coalition pledges	CP08 – Make sure the City’s people are well housed, including encouraging developers to build residential communities, starting with brownfield sites.
Council outcomes	CO16 – Well housed. People live in a good quality home that is affordable and meets their needs in a well managed neighbourhood.
Single Outcome Agreement	SO4 – Edinburgh’s communities are safer and have improved physical and social fabric.
Appendices	Appendix 1 – Tendering Appendix 2 – Community Benefits Relative Points Redemption Value

Appendix1 – Summary of Tendering and Tender Evaluation Processes.

Contract	Lot 1 Electrical Rewiring, Refit, Smoke Detectors and Associated Works
Contract Period (including any extensions)	2+1+1
Estimated Lot Value	£4,080,000.00
Standing Orders Observed	Above EU Threshold for works
Portal used to advertise	Public Contracts Scotland & www.edin-tend.co.uk
EU Procedure Chosen	Restricted
Invitations to tender issued	9
Tenders returned	6
Tenders fully compliant	6
Recommended suppliers	4
Primary criterion	Most economically advantageous tender (MEAT)
Evaluation criteria and weightings and reasons for this approach	70% Price, 30% Quality
Evaluation Team	Senior Electrical Engineer, Contract Supervisor, Electrical Team Leader & Electrical Contract Supervisor

Contract	Lot 2 General Fabric Repairs & Improvements, less than £1million
Contract Period (including any extensions)	2+1+1
Estimated Lot Value	£4,800,000.00
Standing Orders Observed	Above EU Threshold for works
Portal used to advertise	Public Contracts Scotland & www.edin-tend.co.uk
EU Procedure Chosen	Restricted
Invitations to tender issued	7
Tenders returned	6
Tenders fully compliant	6
Recommended suppliers	3
Primary criterion	Most economically advantageous tender (MEAT)
Evaluation criteria and weightings and reasons for this approach	70% Price, 30% Quality
Evaluation Team	Surveyor, Quantity Surveyor, Building Surveyor

Contract	Lot 3 General Fabric Repairs & Improvements, Greater than £1million
Contract Period (including any extensions)	2+1+1
Estimated Lot Value	£24,000,000.00
Standing Orders Observed	Above EU Threshold for works
Portal used to advertise	Public Contracts Scotland & www.edin-tend.co.uk
EU Procedure Chosen	Restricted
Invitations to tender issued	12
Tenders returned	11
Tenders fully compliant	11
Recommended suppliers	6
Primary criterion	Most economically advantageous tender (MEAT)
Evaluation criteria and weightings and reasons for this approach	70% Price, 30% Quality
Evaluation Team	Surveyor, Quantity Surveyor, Building Surveyor

Contract	Lot 4 Windows & Doors, Supply & Install
Contract Period (including any extensions)	2+1+1
Estimated Lot Value	£4,800,000.00
Standing Orders Observed	Above EU Threshold for works
Portal used to advertise	Public Contracts Scotland & www.edin-tend.co.uk
EU Procedure Chosen	Restricted
Invitations to tender issued	10
Tenders returned	5
Tenders fully compliant	5
Recommended suppliers	3
Primary criterion	Most economically advantageous tender (MEAT)
Evaluation criteria and weightings and reasons for this approach	70% Price, 30% Quality
Evaluation Team	Building Surveyor, Contract Supervisor

Contract	Lot 5 Kitchen & Bathroom, Supply & Install
Contract Period (including any extensions)	2+1+1
Estimated Lot Value	£21,600,000.00
Standing Orders Observed	Above EU Threshold for works
Portal used to advertise	Public Contracts Scotland & www.edin-tend.co.uk
EU Procedure Chosen	Restricted
Invitations to tender issued	12
Tenders returned	9
Tenders fully compliant	9
Recommended suppliers	4
Primary criterion	Most economically advantageous tender (MEAT)
Evaluation criteria and weightings and reasons for this approach	70% Price, 30% Quality
Evaluation Team	Quantity Surveyor, Project Officer.

Contract	Lot 6 Lift Replacement, Refurbishment and Upgrading Works
Contract Period (including any extensions)	2+1+1
Estimated Lot Value	£1,680,000.00
Standing Orders Observed	Above EU Threshold for works
Portal used to advertise	Public Contracts Scotland & www.edin-tend.co.uk
EU Procedure Chosen	Restricted
Invitations to tender issued	6
Tenders returned	6
Tenders fully compliant	4
Recommended suppliers	4
Primary criterion	Most economically advantageous tender (MEAT)
Evaluation criteria and weightings and reasons for this approach	60% Price, 40% Quality
Evaluation Team	Mechanical Engineer, Senior Electrical Engineer, Senior Mechanical Engineer

Contract	Lot 7 Mechanical Installations & Upgrading Works
Contract Period (including any extensions)	2+1+1
Estimated Lot Value	£3,360,000.00
Standing Orders Observed	Above EU Threshold for works
Portal used to advertise	Public Contracts Scotland & www.edin-tend.co.uk
EU Procedure Chosen	Restricted
Invitations to tender issued	6
Tenders returned	3
Tenders fully compliant	2
Recommended suppliers	2
Primary criterion	Most economically advantageous tender (MEAT)
Evaluation criteria and weightings and reasons for this approach	70% Price, 30% Quality
Evaluation Team	Mechanical Engineer, Senior Electrical Engineer, Senior Mechanical Engineer

Contract	Lot 8 Mechanical Installations & Upgrading Works
Contract Period (including any extensions)	2+1+1
Estimated Lot Value	£1,440,000.00
Standing Orders Observed	Above EU Threshold for works
Portal used to advertise	Public Contracts Scotland & www.edin-tend.co.uk
EU Procedure Chosen	Restricted
Invitations to tender issued	8
Tenders returned	3
Tenders fully compliant	3
Recommended suppliers	3
Primary criterion	Most economically advantageous tender (MEAT)
Evaluation criteria and weightings and reasons for this approach	70% Price, 30% Quality
Evaluation Team	Building Surveyor, Engineer, Senior Electrical Engineer

Contract	Lot 9 Painting, Decorating & Associated Preparation Works, Internal & External
Contract Period (including any extensions)	2+1+1
Estimated Lot Value	£360,000.00
Standing Orders Observed	Above EU Threshold for works
Portal used to advertise	Public Contracts Scotland & www.edin-tend.co.uk
EU Procedure Chosen	Restricted
Invitations to tender issued	6
Tenders returned	5
Tenders fully compliant	4
Recommended suppliers	3
Primary criterion	Most economically advantageous tender (MEAT)
Evaluation criteria and weightings and reasons for this approach	70% Price, 30% Quality
Evaluation Team	Building Surveyor, Contract Supervisor

Contract	Lot 10 Adaptations - Ramp Installations for Disabled Access
Contract Period (including any extensions)	2+1+1
Estimated Lot Value	£252,000.00
Standing Orders Observed	Above EU Threshold for works
Portal used to advertise	Public Contracts Scotland & www.edin-tend.co.uk
EU Procedure Chosen	Restricted
Invitations to tender issued	5
Tenders returned	2
Tenders fully compliant	2
Recommended suppliers	2
Primary criterion	Most economically advantageous tender (MEAT)
Evaluation criteria and weightings and reasons for this approach	70% Price, 30% Quality
Evaluation Team	Housing Officer, Project Manager, Adaptation Officer

Contract	Lot 11 Lead Replacement & Distribution Pipework Removal and Replacement
Contract Period (including any extensions)	2+1+1
Estimated Lot Value	£600,000.00
Standing Orders Observed	Above EU Threshold for works
Portal used to advertise	Public Contracts Scotland & www.edin-tend.co.uk
EU Procedure Chosen	Restricted
Invitations to tender issued	6
Tenders returned	4
Tenders fully compliant	4
Recommended suppliers	3
Primary criterion	Most economically advantageous tender (MEAT)
Evaluation criteria and weightings and reasons for this approach	70% Price, 30% Quality
Evaluation Team	Building Surveyor, Contract Supervisor, Surveyor

Contract	Lot 12 Demolition
Contract Period (including any extensions)	2+1+1
Estimated Lot Value	£4,800,000.00
Standing Orders Observed	Above EU Threshold for works
Portal used to advertise	Public Contracts Scotland & www.edin-tend.co.uk
EU Procedure Chosen	Restricted
Invitations to tender issued	6
Tenders returned	5
Tenders fully compliant	3
Recommended suppliers	3
Primary criterion	Most economically advantageous tender (MEAT)
Evaluation criteria and weightings and reasons for this approach	70% Price, 30% Quality
Evaluation Team	Surveyor, Team Manager, Senior Surveyor

Contract	Lot 13 Energy Efficiency Installations
Contract Period (including any extensions)	2+1+1
Estimated Lot Value	£960,000.00
Standing Orders Observed	Above EU Threshold for works
Portal used to advertise	Public Contracts Scotland & www.edin-tend.co.uk
EU Procedure Chosen	Restricted
Invitations to tender issued	6
Tenders returned	5
Tenders fully compliant	5
Recommended suppliers	3
Primary criterion	Most economically advantageous tender (MEAT)
Evaluation criteria and weightings and reasons for this approach	70% Price, 30% Quality
Evaluation Team	Building Surveyor, Climate Change Officer

Appendix 2 Community Benefits Relative Points Redemption Value

Improving Education

Title	Credits	Notes
2 School site visits per year.	5	
Carry out a workshop in a School or Community Centre in Edinburgh linked to curriculum for excellence	5	
Work placement for a minimum of 5 days for an S3 or S4 pupil in an Edinburgh School either in Construction or Office based. Arranged through the Employability & Skills Team at CEC	5	
Work experience of a minimum of 5 days for unemployed person (not necessarily young person). Arranged through the Employability & Skills Team at CEC	5	
Supported Training/work experience for people with disabilities or other disadvantaged groups	5	
Local College Site Visits	10	
Extended work placement for a minimum of 15 days for a school pupil at an Edinburgh School.	10	
Participating in schools careers days.	20	
Construction Curriculum Support Activities: Individual or Group Engagement– e.g. 2 a Year across a range of local school, for the duration of the Framework	25	
Donating tools and materials to local schools	30	
Providing construction safety education to school children on its own or as part of a wider safety education session	30	
<i>Bidder Suggestion</i>		

Improving Employability

Title	Credits	Notes
Extended work placement for a minimum of 15 days for a school pupil at an Edinburgh School.	15	
Provide one-to-one mentoring to a young person from Edinburgh – one hour per month for 12 months	15	
Training for existing workforce	20	
Promotion of job opportunities through local agencies	20	
Promotion of Women in Construction	100	
Working with external training providers to highlight career opportunities and run training and skills courses.	100	
Re-employ a 3rd year unemployed / transferred apprentice	200	
Re-employ a 2nd year unemployed / transferred apprentice	300	
Apprentice Start opportunities – Arranged through the Employability & Skills Team at CEC	400	
<i>Bidder Suggestion</i>		

Supply Chain

Title	Credits	Notes
Offer sub-contracting opportunities in an open transparent way, to local SME's holding promotional events in the local area	150	
Provide training or mentoring for staff in the supply chain	100	
SMEs – advice on how to tender / “Joint Ventures” to tender for sections of work	100	
<i>Bidder Suggestion</i>		

Community

Title	Credits	Notes
Community consultation, engagement and strengthening community relations	10	
Area tidy-up campaigns.	15	
Community enhancement - resources provided for community facilities (e.g. playgrounds, habitat enhancements, environmental improvements) and initiatives (e.g. energy efficiency)	15	
Sponsorship of local organisations	20	
Sponsoring local community events including festivals, 10k fun runs, family fun days out etc.	20	
<i>Bidder Suggestion</i>		