

REPORT TO: CABINET

DATE: 14 JUNE 2018

TITLE: AWARD OF CONTRACT FOR REPLACEMENT
ROOF COVERING AND ASSOCIATED WORKS TO
UNITS AT THE LATTON BUSH CENTRE

PORTFOLIO HOLDER: COUNCILLOR JOHN STRACHAN, PORTFOLIO
HOLDER FOR REGENERATION

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This is a Key Decision
It is on the Forward Plan as Decision Number I008889
Call-in Procedures may apply
This decision will affect Staple Tye Ward.

RECOMMENDED that:

- A** The most economically advantageous tender submitted by Contractor B is accepted, subject to contract, in the sum of £369,645.41.

REASON FOR DECISION

- A** To enable the Council to enter into a contract for the works in compliance with Contracts Standing Orders.

BACKGROUND

1. The project includes for the replacement of the existing roof waterproofing and insulation to three separate areas of the Business Centre. These are the roof sections over units 2 to 7, 16 to 19 and 59 to 65. The work is required as these roofs have been leaking for some time and although temporary repairs have been carried out on a number of occasions, these have only been able to overcome the problem short term with further leaks regularly occurring when heavy rain conditions are experienced.

2. Inspection of the existing roof waterproofing has determined that it has failed in a number of areas and water has saturated the existing insulation positioned below the felt, significantly reducing its thermal value.
3. These units are let on a commercial basis and are income generating for the Council. When a leak occurs it causes problems for the tenants who have had to revert to placing buckets to catch the water as it leaks through. If this continues it could result in tenants making a claim against the Council if it fails to meet its obligations as landlord.
4. The new waterproofing system includes for roof insulation to be installed as part of the system to meet the thermal requirements of current Building Regulations.
5. The new waterproofing system carries a 25 year material and workmanship guarantee.

ISSUES/PROPOSALS

6. The Council invited six suitably qualified and experienced Contractors to tender for the works and four tenders were received by the deadline. A tender evaluation has been undertaken on the basis of the methodology included with the tender documents, against at 30:70 Quality/Price Split.
7. The tender prices are shown below:

Contractor	Price	Quality Score	Price Score	Overall Score	Ranking
A	£419,852.40	2430	6160	8590	2
B	£369,645.41	3000	7000	10000	1
C	£427,276.32	2820	6090	8910	3
D	£456,146.00	0	5670	5670	4
E	No bid received				
F	No bid received				

8. Contractor B has submitted the most economically advantageous bid when assessed against the criteria included in the tender documents and therefore it is proposed that their tender is accepted.
9. The anticipated date for works to commence is August 2018. An eight week programme has been scheduled.

IMPLICATIONS

Place (Includes Sustainability)

As contained within the report.

Author: Graeme Bloomer, Head of Place

Finance (Includes ICT)

The scheme will be funded from the approved 2018/19 Non Housing Capital Programme supplemented from carry forward funding from the 2017/18 programme which included allocations for roofing works at the site.

Author: Simon Freeman, Head of Finance

Housing

None specific.

Author: Andrew Murray, Head of Housing

Community Wellbeing (Includes Equalities and Social Inclusion)

None specific.

Author: Jane Greer, Head of Community Wellbeing

Governance (Includes HR)

The Council has carried out a fair and lawful tender processing following its own Contract Standing Orders in Part 4 of the Constitution and the Public Procurement Regulations. By doing so the Council has mitigated its risk of challenge. There are no HR issues identified within the report.

Author: Amanda Julian, Legal Services Manager

Appendices

None.

Background Papers

None.

Glossary of terms/abbreviations used

None.