

REPORT TO: CABINET

DATE: 3 DECEMBER 2020

TITLE: FIRE SAFETY WORKS AT WILLOWFIELD TOWER, NICHOLLS TOWER AND MOOR TOWER

PORTFOLIO HOLDER: COUNCILLOR MARK WILKINSON, PORTFOLIO HOLDER FOR HOUSING

LEAD OFFICER: ANDREW MURRAY, HEAD OF HOUSING (01279) 446676

CONTRIBUTING OFFICER: DAVID COLEMAN, HOUSING OPERATIONS MANAGER (PROPERTY) (01279) 446388

This is a Key Decision

It is on the Forward Plan as Decision Number I012110

Call-in Procedures may apply

This decision will affect Bush Fair, Netteswell and Toddbrook Wards.

RECOMMENDED that:

- A** The most advantageous tender in consideration of price and quality combined as submitted by Contractor D is accepted in the sum of £1,468,271.00 for the delivery of updated Fire Compartmentation between floors, in service duct and ventilation system, internal and front entrance fire doors programme, subject to contract and Leaseholder consultation.

REASON FOR DECISION

- A** To enable the Council to enter into a contract for these works in compliance with Contracts Standing Orders for fire stopping, compartmentation and the decommissioning of SE Ducts.

BACKGROUND

1. In 2019, a pilot scheme was undertaken to determine how best to package a replacement central heating system (warm air) taking regard of updated fire safety requirements.
2. Fire safety works for Willowfield Tower, Nichols Tower, and Moor Tower, following updated fire risk assessments are identified for inclusion within the 2020-21 Housing Capital programme (HCP).

3. The scope of works includes enhancing the compartmentation between floors, central heating and ventilation systems to all dwellings, re-decorations, as well as replacement front entrance fire doors, decorations.

ISSUES/PROPOSALS

The Procurement Process

4. The works have been subject to a competitive tender process, in line with the Council's procurement procedures. The selected form of contract is JCT Minor Works Building Contract 2016 Edition incorporating the Council's preferred amendments. In view of the relatively short term and standalone nature of the works the tender comprised of a 70% price and 30% quality.
5. Five contractors were invited to submit tenders each of which had satisfied the Council's pre-tender checks. Four compliant tenders were received by the deadline.
6. Bids were evaluated against a pre-determined evaluation model. Quality evaluations were completed by a panel of three and this assessment was concluded prior to prices being released.
7. A detailed tender analysis has been undertaken. As part of this process several qualifications, clarifications; and where appropriate, amendments were sought from tendering contractors.
8. The final prices, weighted scores and rankings are shown below:

Contractor	Quality Ranking	Total Price £'s	Ranking
Contractor A	No Bid		
Contractor B	2	1,977,926.26	4
Contractor C	3	1,171,194.87	2
Contractor D	1	1,468,271.00	1
Contractor E	4	1,579,686.54	3

Conclusion

9. Contractor D has submitted the most advantageous bid overall when taking into consideration price and quality in line with the pre-defined scoring mechanism of the tender. Contract D provided the highest ranking in both quality submission and second in price. The conclusion of the tender analysis is that this bid provides good value for money and demonstrates that the contractor should be capable of delivering the works to the standard required by the Council.

Next Steps

10. The relevant statutory consultation with leaseholders (Notice of Estimates) is due to commence and will need to conclude prior to any contract being awarded.

11. A contract lead in period of at least four weeks is necessary in order for the contractor to mobilise their supply chain and internal resources. It is anticipated that works will commence on site during quarter three of the financial year 2020-21.

IMPLICATIONS

Environment and Planning (Includes Sustainability)

None specific.

Author: Andrew Bramidge, Head of Environment and Planning

Finance (Includes ICT, and Property and Facilities)

The costs of the contract award have been included as part of the approved Housing budgets.

Author: Simon Freeman, Head of Finance and Property and Deputy to the Chief Executive

Housing

As outlined in the report.

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)

This procurement is compliant with Contract Standing Orders as outlined in the report, the item can be considered at this meeting following the approval of a general exception notice in accordance with Regulation 10 of the Local Authorities (Executive Arrangements) (Meetings and Access to Information) (England) Regulations 2012.

Author: Simon Hill, Head of Governance

Appendices

None.

Background Papers

None.

Glossary of terms/abbreviations used

HCP – Housing Capital Programme