

REPORT TO: CABINET

DATE: 25 FEBRUARY 2021

TITLE: FIRE SAFETY WORKS – HUGHS TOWER,
EDMUNDS TOWER AND THE LAWN

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 I012121

Call-in Procedures may apply

**This decision will affect Little Parndon and Hare Street, Mark Hall, and
Netteswell Wards.**

RECOMMENDED that:

- A** The most advantageous tender in consideration of price and quality combined as submitted by Contractor A is accepted in the sum of £1,445,493.51 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 Order 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 Hugh's Tower, Edmunds Tower and The Lawn following updated fire risk assessments are identified for inclusion within the 2021-22 Housing Capital programme (HCP).

- The scope of works includes enhancing the compartmentation between floors, in service and ventilation ducts, the replacement of front entrance and internal fire doors, associated builders work and decorations.

ISSUES/PROPOSALS

The Procurement Process

- 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 Intermediate Building Contract with Contractors Design ICD 2016 Edition incorporating Harlow Council's preferred amendments. In view of the relatively short term and standalone nature of the works the tender comprised of a 70 percent price and 30 percent quality.
- Six contractors were invited to submit tenders each of which had satisfied the Council's pre-tender checks. Three compliant tenders were received by the deadline.
- 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.
- A detailed tender analysis has been undertaken. As part of this process several qualifications, clarifications; and where appropriate, amendments were sought from tendering contractors.
- The final prices, scores and rankings are shown below:

Table 1 – Final Prices, Scores and Rankings

Contractor	Quality Ranking	Total Price £'s	Overall Ranking
Contractor A	2	1,445,493.51	1
Contractor B	1	1,597,832.86	2
Contractor C	3	1,589,637.00	3
Contractor D	No Bid		
Contractor E	No Bid		
Contractor F	Declined		

Conclusion

- Contractor A 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. Contractor B came first in quality and third in price. This placed Contractor A first in price and second in quality. 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. Following a pre-contract meeting a 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 early in the new financial year (2021-22).

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 scheme are contained within 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 has been undertaken using external consultant support and mindful of Contract Standing Orders. Appropriate contractual remedies will be available to support contract administration.

Author: Simon Hill, Head of Governance

Appendices

None.

Background Papers

None.

Glossary of terms/abbreviations used

HCP – Housing Capital Programme

JCT – Joint Contracts Tribunal