

REPORT TO: CABINET

DATE: 9 SEPTEMBER 2021

TITLE: FIRE SAFETY WORKS – PENNYMEAD TOWER,
NETTWESWELL TOWER AND SPRING HILLS
TOWER

PORTFOLIO HOLDER: COUNCILLOR SIMON CARTER, PORTFOLIO
HOLDER FOR HUOSING

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 I013039
Call-in Procedures may apply
This decision will affect Little Parndon and Hare Street, Mark Hall and
Netteswell Ward.

RECOMMENDED that:

- A** The most advantageous tender in consideration of price and quality combined as submitted by Contractor B, is accepted in the sum of £1,060,367 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 Contract Standing Orders for enhancing fire compartmentation within flats, between floors and service ducts.

BACKGROUND

1. Fire safety works for Pennymead Tower, Netteswell Tower and Spring Hills Tower following updated fire risk assessments are identified for inclusion within the 2021-22 Housing Capital programme (HCP).
2. 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.

The Procurement Process

3. 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 Special Conditions of Contract). In view of the relatively short term and standalone nature of the works, tenders were evaluated against a 70 percent price and 30 percent quality evaluation model.
4. Six suitably qualified 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.
5. Bids were evaluated against a pre-determined evaluation model. Quality evaluations were assessed and concluded by a panel of three, prior to the release of any pricing information.
6. A detailed tender analysis has been undertaken. As part of this process several qualifications, clarifications; and where appropriate, amendments were sought from tendering contractors.
7. The final prices, scores and rankings are shown below:

Contractor	Quality Ranking	Total Price £'s	Overall Ranking
Contractor A	2	1,260,140	3
Contractor B	3	1,060,367	1
Contractor C	1	1,237,211	2
Contractor D	No Bid		
Contractor E	No Bid		
Contractor F	Declined		

ISSUES/PROPOSALS

8. Contractor B has submitted the most economically advantageous bid, when taking into consideration price and quality elements in line with the pre-defined scoring mechanism of the tender. 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

9. The relevant statutory consultation with leaseholders (Notice of Estimates) is due to commence and will need to conclude prior to the award of any contract.
10. It has been determined that a lead-in period of at least four weeks is necessary in order for the contractor to mobilise their supply chain and internal resources.

11. The successful Contractor will be required to provide a Performance Bond equal to 10 percent of the contract sum.
12. These works have been screened to determine if an Equality Impact Assessment (EIA) is required. The screening process determined that the full EIA is not required.

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

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.

Author: Simon Hill, Head of Governance

Appendices

None.

Background Papers

None.

Glossary of terms/abbreviations used

HCP – Housing Capital Programme