

PT8 - Tender Award Report

This document is used to summarise the procurement process

Report Title	City of London and Gresham Almshouses Refurbishment
Report Author	Michael Harrington
Report Date	22/11/2018
Procurement Reference	17/294PS

High Level Summary

This contract in the most part entails the replacement of the landlord's electrical distribution equipment to meet compliance and ensure residents' safety.

Key Area	Outcome
Purpose of Report	Authorisation to award tender
Tender Process	Sub OJEU – Open tender route
Proposed Provider	TSG Building Services Ltd
Cost (inc. VAT)	£803,091.60 Pre-tender estimate - £1,544,000
Potential Risks	City Procurement see no foreseen risks in the tender process.

Detailed Summary

1. Summary

Details of what needs to be approved and a list of key areas covered by the report

The works contract will cover Kitchen, bathroom and heating works, improve fire safety and loft insulation and the bespoke secondary and double glazing required to improve the windows. These works will help to prolong the life of the buildings and improve residents' safety and comfort.

2. Recommendations

Details of who the contract is to be awarded to, proposed contract term, extensions and other relevant details

After a competitive tender process, TSG Building Services have been identified as able to deliver this project.

Refurbishment of Almshouses

- Repair, modify or replace existing kitchens and bathrooms as necessary.
- New radiators and reflective backing
- Double glaze and/or secondary glaze existing windows
- New CO2 detectors
- Roof replacement and masonry repairs
- Improved loft insulation and fire safety works
- Other works

3. Current Service Provision

Details of current supplier, contract arrangements, expiry dates and potential exit issues.

There is no current service provision.

4. Evaluation Summary

Overview of the tender process including SQ and ITT outcomes; evaluation criteria and weighting, evaluation outcomes including overview of the top 3 ranked suppliers.

The tender was identified as a Below OJEU, open procedure through the eCapital Portal

- Tender Publication Date 14/08/2018
- Tender Response Date 11/09/2018
- Tender Evaluation completed 12/11/2018
- Tender Recommendation 20/11/2018

4.2 – Tender Results

One response received, all were deemed appropriate and capable to deliver the project.

1. Rank 1: TSG 75/100
2. Rank 2: Mulalley 73/100
3. Rank 3: Triton Building 73/100

5. Savings, efficiencies and benefits

Pricing overview, including cost type (fixed cost, schedule of rates etc) and cashable and non-cashable savings achieved.

The works are required to bring properties up to standard and improve living conditions for residents. The City has a duty to provide high quality accommodation and facilities.

By combining works at the City of London Almshouses and the Gresham Almshouses, rather than doing each under separate contracts, economies of scale and consistency of works quality will be achieved.

6. Lessons Learnt

- The department must ensure ensure award of contract is not delayed due to management of compliance risk arising from an underestimate of contract value.

7. Contract Management Plan

Details of persons managing the contract covering roles and responsibilities of individual staff.

Lochlan MacDonald and James Illsley for DCCS Housing will be responsible for management of the works when the main contract is awarded. City Procurement retains an interest in the basis for a subsequent recommendation and award of a main contract in due course.

8. Approval Sign Off

Name of Approver	Andrew Carter
Position	Director of Community and Children's Services
Date approved	20/11/2018
Approver comments	

9. Appendices

Question	Weight	AMMCASS	Cuttle Construction	Hawksmoor	Mulalley	Quinn	Saltash	TCL Group	Triton Building	TSG Building
Similar Previous Projects	20	0	8	8	12	8	12	8	12	12
Experience with Occupied Buildings	15	0	6	6	12	9	6	9	6	12
Programme of works	15	9	6	6	6	9	6	9	12	3
Supply Chain Management	10	0	4	6	6	6	4	6	8	6
Safety of the Works	10	4	6	6	6	4	2	2	6	8
Social Value	10	4	6	4	6	8	6	6	4	8
Sustainability	10	4	6	8	6	6	6	6	8	6
Warranties	10	0	6	4	6	6	2	4	4	4
Weighted Total Must total 100	100									
Score from Quality split		13	29	29	36	34	26	30	36	35
Pricing Score		39	29	34	38	25	35	33	39	40
Total		52	57	63	74	59	61	63	75	75
Rank		9	8	4	3	7	6	5	2	1

