

Committee(s):	Date(s):	Item
Barbican Residents' Consultation Committee	10 September 2012	
Barbican Residential Committee	24 September 2012	
Subject: Barbican Responsive Repairs and Maintenance Contract		For Decision
Report of: Director of Community & Children's Services		Public
<p style="text-align: center;"><u>Summary</u></p> <ol style="list-style-type: none"> 1. This report, which is for decision, advises members of the outcome of the tender process for responsive building repairs and maintenance schedule of rates contract on the Barbican Estate. 2. The contract is for a 12 month period with an option to extend a further 6 months 3. The tender was based on a price quality matrix with a weighting of 40% for price and 60% quality. The tenders submitted were based on a revised and updated Barbican schedule of rates and a frequency model was used to determine the annual cost for the contract. The annual value of the contract was then scored with the lowest tender receiving 40%. This was followed by a process of scoring each tender on 16 different method statements. The highest scoring tender based on quality received 60%. The scores for price and quality were added to give an overall score for each tender. The recommended tender is from Metwin Limited in the sum of £314,515.70 per annum. <p>Recommendation</p> <ol style="list-style-type: none"> 4. It is recommended that: <ol style="list-style-type: none"> (1) Metwin Limited be appointed as the repairs and maintenance schedule of rates provider for the Barbican Estate for a period of 12 months. (2) That the Comptroller and City Solicitor draw up the contract. 		

Main Report

Background

5. Repairs and Maintenance Services across the City of London Corporation were to be included in the Strategic Review of Procurement and Procurement to Pay Project (PP2P). However, it became evident that there was a requirement under the Landlord and Tenant Act (1985) to carry out Statutory Consultation.
6. To avoid a delay in the overall project and potential savings, the Repairs and Maintenance Services for Barbican were temporarily excluded from the PP2P Project. This would allow the project to proceed without delay and for the contract to be in place before the Barbican is considered for inclusion at a later date. It is proposed that a single contract encompassing the services currently provided by FWA and Capital Building Services will be let for the Barbican Estate for a period of one year.
7. Fairhurst Ward Abbott (FWA) and Capital Building Services have provided a building and electrical related repairs service on the Barbican for a number of years. This is supplemented by other trades such as metalwork, drain works and roof works being provided by smaller specialist contractors.
8. The services provided by FWA and Capital Building Services are charged on a 'daywork' basis. This means that the work carried out is charged on the basis of time taken plus the cost of materials.

Current Position

9. Five companies were invited to submit tenders based on a price quality matrix with a weighting of 40% for price and 60% quality. The tenders submitted were based on a revised and updated Barbican schedule of rates and a frequency model was used to determine the annual cost for the contract.
10. An Officer Panel made up of 3 Technical Officers and 1 House Officer was set up to review the quality submissions from each company.
11. Of the 5 companies invited to tender, one company declined to submit a return due to heavy commitments and workload elsewhere. The table below summarises the estimated annual value submitted by the remaining 4 companies.

Fairhurst Ward Abbot Limited	Linbrook Limited	H A Marks Limited	Metwin Limited
£346,085.80	£415,909.10	£307,889.15	£314,515.70

12. The officer panel considered the quality submissions from each company. The quality submission consisted of 16 method statements and each method statement was weighted depending on the importance. Officers scored each submission independently and on completion their scores were combined to give an overall total score for each company in respect of their quality submission. The table below summarises these scores.

Fairhurst Ward Abbot Limited	Linbrook Limited	H A Marks Limited	Metwin Limited
37.7	53.12	47.22	53.36

13. The price/quality matrix of 40% price and 60% quality was then applied to both the financial returns and method statement scores. In the case of the financial returns, the lowest price tender received 40%. The remaining returns received a percentage proportionate to the lowest tender. The method statement scores followed a similar format in that the highest scoring contractor received 60% and the remaining scores received a percentage proportionate to the highest score. The overall scoring is detailed below.

	Fairhurst Ward Abbot Limited	Linbrook Limited	H A Marks Limited	Metwin Limited
Price	35.59%	29.61%	40.00%	39.16%
Quality	42.39%	59.73%	53.10%	60.00%
Total	77.98%	89.34%	93.10%	99.16%

14. Based on the above, the tender submission receiving the highest combined score was from Metwin Limited.
15. Statutory consultation has been carried out and recommended that Metwin Limited be awarded the contract. No observations were received
16. The current contractor, Fairhurst Ward Abbott, started to remove men from site when they became aware that the contract was likely to be awarded to Metwin Limited. Metwin have taken over this work on a daywork basis.

This will make the transition to schedule of rates more seamless as they will be familiar with the type of work to be carried out.

Financial Implications

17. The estimated annual value of the works based on the schedule of rates frequencies within the tender is £314,515.70. The actual cost will vary depending on the actual volume and mix of work undertaken in the year. By way of comparison the amount spent during the financial year 2011/12 on works that would typically fall under schedule of rates was £316,768.

Consultees

18. The Comptroller & City Solicitor and Chamberlain have been consulted in the preparation of this report and their comments incorporated.

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