

Part 1: Open to the public

REPORT OF
The Strategic Director for Place
TO
Procurement Board
ON
22 July 2020

TITLE: Approval for an Extension of the Contract for the Responsive Repairs Framework Suppliers

RECOMMENDATION:

That the Procurement Board:

Approves the extension of the contract for the Responsive Repairs Framework suppliers for a further period of twelve months

Detail required	Answers
Contract Reference	SCC Responsive Repairs Framework Suppliers
Title/Description of Contracted Service/Supply/Project	Approved contractors for responsive repairs to SCC properties
Name of Contractor	1)Schofield and Sons Limited, 2)G Jones builders Limited, 3)MC Facilities Services Limited
Type of organisation <i>(to be supplied by Corporate Procurement)</i>	Private Limited Company
Status of Organisation <i>(to be supplied by Corporate Procurement)</i>	SME
Value of Contract Extension	£340,000 Per Annum (estimated average)
Existing Contract Term	06/08/2018 to 05/08/2020
Extension Period	06/08/2020 to 05/08/2021
Contact Officer (Name & number)	Les Woolhouse tel 0161 779 4961

Lead Service Group	Place	
	Revenue Budget	
	Mayor's Employment Charter Committed to sign up to the Charter	<input checked="" type="checkbox"/> <input type="checkbox"/>
Funding Source		
Ethical Contractor	Accredited Living Wage Employer	<input checked="" type="checkbox"/>

EXECUTIVE SUMMARY:

The purpose of this report is to request an extension to the contract for a twelve month extension period for the Responsive Repair Framework suppliers

There is provision within the current contract to extend the agreement for a further period from 06/08/2020 to 05/08/2021

BACKGROUND DOCUMENTS:

Report to Procurement Board dated 30th May 2018 titled Minor Works and Responsive Repairs Framework Agreements.

The above report to appoint contractors for undertaking responsive repairs for an initial term of twenty four months under a framework agreement was approved by Procurement Board and contained provisions to extend the appointments of the selected contractors for a further two twelve month periods.

KEY DECISION:

No

DETAILS:

Salford City Council (the Council) invited tenders in 2018 for a new framework agreement for the provision of emergency reactive repairs and urgent maintenance works (up to value £5,000) to all City Council owned or controlled non-housing premises.

A framework agreement is an overarching agreement setting out terms and conditions for subsequent direct award, but which places no obligations in itself, on the contracting authority to purchase any goods, services or works. A framework agreement itself is not a contract to carry out the works. Contracts to carry out the works are only formed once work is awarded under the framework agreement. A maximum of three (3) Contractors are included on this framework.

The aim of this Framework Agreement is to provide a high quality specialist professional responsive repair service with the technical specialism affording accessible services to Council buildings and premises across Salford.

Specialist works and/or those that require approved Contractors, installers or specific specialist skills etc. and those that fall outside the scope of the below will be procured by the Authority outside of the framework agreement. Works over the value of £5,000 are not included and will also be procured outside of this framework.

The Service is currently achieved through a Framework Agreement under an existing appointment for three suitably qualified Contractors to provide a responsive repairs service across the Council. Call Off contracts are awarded for each individual job.

The successful contractors are required to undertake all the activities within the scope and coverage of the Framework Agreement.

There is no guarantee of any work under this Framework Agreement and Contractors will only be paid for work agreed and completed via a Responsive Request Order.

The existing contract is for a period of 2 years, with the option to extend for a further two (2) periods of 12 months. The Agreement commenced on 6 August 2018 initially for 2 years and may be extended on an annual basis at the discretion of the Authority for a further year on each occasion, up to a maximum total period of 4 years.

The specialist services required can include, but not limited to:

- Groundwork's
- Joinery
- Plumbing and Drainage
- Electrical
- Roofing & Cladding
- General Building Work
- Glazing
- Any other works of a similar nature

Mechanical engineering and maintenance of lifts, maintenance of fire alarms or security works, lightning rod repairs, technology cabling does not form part of this framework.

Demolition and asbestos removal, Minor Works, Landscaping and Associated Services are covered under separate agreements.

Call off contracts will be offered for direct award in order of the highest scoring contractor first, Schofield and Sons Limited, followed by G Jones Builders, then MC Facilities Services in accordance with the original evaluation rankings.

If that Contractor is unavailable to carry out the Works then the next highest ranked Contractor will be contacted to undertake the works and so on.

The existing framework does not guarantee that any contractor will be awarded any contracts. Contractors are also under no obligation to accept any direct award issued by the Authority but, will be expected to confirm availability immediately on receipt of each award.

The Award Evaluation tested bidders on their ability to deliver identified and specific activities for each of the value bands and specialised tasks under Responsive Repairs at this time. Submitted prices were taken into consideration and a separate pricing evaluation took place. In addition to this the panel also considered bidders approach to Social Value and their commitment to making an economic and social contribution to the City.

Social value was covered under the tendering arrangements and scoring criteria. In particular the following were addressed:

- Promoting traineeships, apprenticeships and employment of local labour
- Promoting supply chain opportunities to new and small enterprises
- Commitment to pay Salford Living Wage
- Demonstrating delivering improved environmental outcomes
- Minimising waste
- Safe disposal of waste materials

Participation and involvement in the principles of the City Mayor Charter

The Council work with the Framework Providers to maximise social value through the framework

The existing framework suppliers have demonstrated their ability and commitment in undertaking the Councils requirements over the period of the existing contract. They have confirmed that they are willing to continue their contract for a period of a further twelve months with minor reasonable adjustments to their contract prices to cover for inflation.

With regard to the above it is requested that the existing framework appointments for Schofield and Sons Limited, G Jones Builders Limited and MC Facilities Services Limited be extended from 6 August 2020 for a further period of twelve months in accordance with the options and provisions contained in the original report dated 30th May 2018.

KEY COUNCIL POLICIES:

List the strategies, plan or programme to which the project/scheme/service or purchase of goods specifically relates.

EQUALITY IMPACT ASSESSMENT AND IMPLICATIONS:

Work with construction projects is valuable in supporting local employment and in supporting local supply chains in construction work. This in turn aids the growth and regeneration of the City.

ASSESSMENT OF RISK: Medium.

Direct access to a number of contractors who are available to undertake responsive repairs will help ensure that the Council can quickly comply with practical and statutory obligations that are required to maintain buildings and services in a fit state of order.

SOURCE OF FUNDING:

Funding for works on Council properties will come from within revenue reserves held by the various Directorates. Any works undertaken on behalf of schools will be funded directly by them.

LEGAL IMPLICATIONS: Submitted by: The Shared Legal Service

Tony Hatton, Principal Solicitor, tel. 219 6323.

When commissioning contracts for the procurement of goods, services, or the execution of works, the Council must comply with the Public Contracts Regulations 2015 (PCR) and its own Contractual Standing Orders (CSO's), failing which a contract may be subject to legal challenge from an aggrieved provider.

The report essentially covers the request to grant a twelve month extension period to the appointment of contractors under an existing framework agreement for responsive repairs which is due for renewal in August 2020.

The original framework agreement was approved by Procurement Board at their meeting on 30 May 2018. The existing contract is for a period of 2 years, with the option to extend for a further two (2) periods of 12 months. The Agreement commenced on 6 August 2018 initially for 2 years and may be extended on an annual basis at the discretion of the Authority for a further year on each occasion, up to a maximum total period of 4 years.

Three tenders were received from framework suppliers for this project, which were evaluated on the most economically advantageous tender basis in line with procurement procedures resulting in the proposed appointment to the framework of G. Jones Builders Limited, MC Facilities Services and Schofield and Sons Limited.

Call off contracts will be offered for direct award in order of the highest scoring contractor first, Schofield and Sons Limited, followed by G Jones Builders, then MC Facilities Services in accordance with the original evaluation rankings. If that

Contractor is unavailable to carry out the Works then the next highest ranked Contractor will be contacted to undertake the works and so on.

FINANCIAL IMPLICATIONS: Submitted by: the Finance Team: Paul Hutchins
(Strategic Finance Manager) Tel: 0161 793 2574

There are no direct financial implications for the Council from the awarding of places on the framework. However, it will provide clear guidance to officers procuring these types of work and ensure that best value is achieved.

PROCUREMENT IMPLICATIONS: Submitted by: The Corporate Procurement Team

Supplied by: Deborah Derbyshire (Category Manager – Corporate Procurement Team) Tel: 0161 686 6244

The framework was procured via an OJUE process for a two year period with an option to extend for a further two years on an annual basis. Therefore the framework is compliant with the Public Contracts Regulations (PCR's) and the Councils Contractual Standing Orders (CSO's).

HR IMPLICATIONS: Supplied by:

Not applicable

CLIMATE CHANGE IMPLICATIONS:

The three contractors are Salford based companies which will help reduce transport and travel within the local area.

The response repair works required to be undertaken will assist the Council in becoming carbon neutral by 2028.

OTHER DIRECTORATES CONSULTED:

Not applicable

CONTACT OFFICER: Peter Openshaw – Assistant Director

TELEPHONE NUMBER: 0161 793 3050

WARD(S) TO WHICH REPORT RELATE(S):

All

wards
