

REPORT OF
The Strategic Director for Place
TO
Procurement Board
ON
28th July 2021

TITLE: Approval to Award the Contract for partial internal refurbishment of the Civic centre, Swinton.

RECOMMENDATION:

That Procurement Board approve the award of the Contract for the partial internal refurbishment at the Civic Centre, Swinton, as detailed in the table below:

Detail required	Answers
Title/Description of Contracted Service/Supply/Project	Partial internal refurbishment of the Civic centre, Swinton
Name of Successful Contractor	Seddon Construction Ltd
Supplier Registration Number <i>(to be supplied by Corporate Procurement)</i>	03578140
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
Contract Value	£201,653.11 Full Project £252,00.00
Contract Duration	15 weeks
Contract Start Date	09/08/2021
Contract End Date	19/11/2021
Optional Extension Period 1	N/A
Optional Extension Period 2	N/A

Who will approve each Extension Period?	N/A	
Contact Officer (Name & number)	Les Woolhouse 0161 779 4961	
Lead Service Group	Place	
How the contract was procured? (to be supplied by procurement)	Framework Call-off (Mini Competition)	
Framework Details (where applicable) (procurement body, framework reference & title, start/ end date)	Minor Building Works Framework Lot 2 Agreement	
Funding Source	Capital Programme	
Ethical Contractor	Mayor's Employment Charter Committed to sign up to charter	<input checked="" type="checkbox"/>
	Accredited Living Wage Employer	<input checked="" type="checkbox"/>

EXECUTIVE SUMMARY:

The purpose of this report is to seek approval for the award of the above mentioned contract.

BACKGROUND DOCUMENTS:

Exempt under Paragraph 3 of Schedule 12A of the Local Government Act 1972
 'Tender Submissions and Evaluation Documents'

KEY DECISION:

No

DETAILS:

1. Background

Salford City Council is going through a period of unprecedented and ongoing change and the need for different ways of working has been identified.

As part of the process the Council are looking at increasing organisational and individual performance through enabling people to work smarter utilising digital tools

and implementing behavioural changes in the way they work and the best places this can be completed.

The current accommodation on the civic centre campus is outdated and does not provide suitable workspaces that are in alignment with the Council's corporate strategy to enable the workforce to work smarter. Refurbishment of the accommodation will support the implementation of the MyWork principles and programme. The refurbishment to the accommodation in Unity House, Innovation House and Phase 1 of Civic Centre will be completed to a corporate standard that can be applied to any workplace in the Council's portfolio.

The works are to be funded from the capital programme.

2. The Procurement Process

The works for the project were tendered under the Council's e-tendering portal in accordance with Contractual Standing Orders. Tenders were let by mini competition under the Minor Building Works Framework Lot 2 Agreement.

Three companies submitted a tender and these have been evaluated in accordance with selection criteria.

The evaluation scores are as follows:-

Name of Bidder	% Price score Max 70%	% Quality score Max 30%	% Overall Score 100%
Seddon Construction Ltd	70.00	24.00	94.00
Provider B	51.53	22.00	73.53
Provider C	61.39	20.00	81.39

Following the evaluation process the company that scored the highest in accordance with the selection criteria was Seddon Construction Limited with a tender of £201,653.11. Their submission produced a score of 94.00% and represents the most economically advantageous offer to the Council which also supports social value.

3. Social Value

Seddon Construction Limited stated the following in their submission;-

Seddon will work collaboratively with SCC to help make a difference for its people. We want to help make Salford a better place to live/work through our projects and make Salford 10% better via:

- Better for people: building community spirit

- Better for the planet: improve environmental sustainability
- Creating local prosperity: increase local economic benefit

Traineeships, apprenticeships, work experience placements and employment of local labour

We will utilise our current training programmes to help opportunities to gain skills. We identify suitable candidates from local communities, committing to providing training/employment opportunities. We also explore the option of offering an apprenticeship, advertising opportunities via SCC/Seddon/National Apprentice websites.

Seddon have a strategic partnership with Salford City College and Salford University to facilitate graduates and young people into the built environment.

Our contracts manager and many other Seddon managers are undertaking their APM qualification at Salford City College.

Salford Living Wage

Seddon is a Living Wage employer. All our employees are paid living wage or above. We'll promote the Living Wage to all associated parties.

30% of our direct workforce are from within Salford. We have been awarded the Charter Mark Award for our commitment to Salford City Mayor's Charter for Employment Standards Charter.

We aim to deploy our Salford based team members on this project and will provide detail on this prior to starting on site.

Salford Subcontractors

We will engage with local suppliers, promoting opportunities to local businesses/SMEs with a view to appointing them. We maintain close relationships with smaller/local suppliers, they are often better able to locate/supply more difficult to source items due to local knowledge

Our painting supplies will be purchased from Salford based Johnstone's Decorating Centre (M5 3SQ) and Dulux Decorator Centre (M5 3GR).

The flooring and ceiling contractors that offer best value are based in Greater Manchester, we will encourage them to deploy Salford based staff and purchase in Salford.

Engaging with secondary schools, donations to local community groups and corporate volunteering days

We go over/above our contractual commitments, engaging with communities – looking to deliver various initiatives, however, project size/scale really determines our impact.

The proximity of local schools including Moorside High School and St Ambrose Barlow offers us a fantastic opportunity to run programmes that promote career options within the industry, such as interview techniques/CV writing.

We actively encourage our people to stand up and get involved, with activities such as charity, fundraising events and volunteering events.

We continue to actively support Salford Food Bank providing volunteering hours and transport through our fleet/vans.

Environmental sustainability practices

Seddon operates its own store of trade materials and equipment from our head office resulting in minimal travel distances, emissions, and costs.

We will also minimise travel distances by employing Salford based subcontractors and suppliers, and drawing on our in-house trades, based only six miles away from site.

Seddon operates CIRCLE (Construction Industry Recycling Centre for the Local Environment), two fully operational waste transfer stations, one in Kearsley and one in Liverpool. They recycle up to 100% of construction waste with waste to energy forming a central function. CIRCLE Kearsley will be utilised for this project.

Monitoring and reporting

Our community project manager will manage our social value commitments with SCC. We will work in collaboration with our site team to deliver, measure, monitor and evaluate agreed targets. We have built strong relationships within the Salford community having worked with the University of Salford and Salford City College employing and accrediting talented apprentices. Performance against our targets will be reported to SCC.

The successful contractor is not a Salford based SME and the above outputs will be managed and monitored through a project specific social value plan. The log will provide a results summary showing how the social value initiatives are progressing and the achievements made.

KEY COUNCIL POLICIES:

All relating to carbon reduction and social value outcomes relating to local employment

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: High.

The current office accommodation is no longer suitable for the councils needs in delivering its frontline and essential services. Following the coronavirus pandemic it has been established that the workspaces require reconfiguration/refurbishment to meet the requirements of the service areas and the welfare areas improving to improve cleaning and sanitisation. This will provide safe flexible working areas to assist in the delivery of Council services to the residents of Salford.

SOURCE OF FUNDING:

The funding will come from the 2021/22 Capital Programme
Expenditure code: C00210

LEGAL IMPLICATIONS: Supplied by: The Shared Legal Service - Contact officer and telephone number: Tony Hatton - Principal Solicitor tel. 0161 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 proposed award of the contract follows a tender exercise by mini competition in accordance with the Minor Building Works Framework Agreement Lot 2.

The purpose of a framework agreement is to select through a procurement/ evaluation process a number of providers who can meet the service requirements of the Council, as and when those services are required. If they are required then the Council will undertake an exercise to call off the services from one or more of the providers who have been selected to be on the framework and this may be through any number of ways e.g. mini-competition, direct allocation etc. depending on the circumstances. A contract will then be formed between the Council and the chosen provider/s.

The Council will need to have followed the procedure set out in the framework agreement for mini competition to ensure the procurement process is compliant. Three tenders were received from framework suppliers for this project, which have been evaluated on the most economically advantageous tender basis in line with procurement procedures resulting in the proposed award of the contract to Seddon Construction Limited. The procurement procedures therefore appear robust and compliant with the requirements of the Council's CSO's and PCR.

Legal Services will assist with preparing any contractual documentation upon receipt of instructions to ensure the Council's position and interest are protected

FINANCIAL IMPLICATIONS: Submitted by: Chris Hesketh, head of financial management, x2668.

The works will be funded by the MyWorks capital scheme, included in the 2021/22 capital programme in the sum of £900,000. Within the scheme, there is budget

available of £252,000 to cover refurbishment costs. (Tender costs £201,650 plus surveys professional fees and associated additional area costs of £50,350).

PROCUREMENT IMPLICATIONS: Supplied by: The Corporate Procurement Team
Contact officer and telephone number: Deborah Derbyshire (Category Manager – Corporate Procurement Team) tel 0161 686 6244

The project has been competitively tendered by means of a mini competition under the Council's own Minor Building Works Framework Lot 2 which complies with the Council's Contractual Standing Orders and the Procurement Contract Regulations.

The winning tenderer has submitted the most economically advantageous offer in line with the rules of the framework and the award also supports the Council's objectives of working towards delivering social value on this contract.

HR IMPLICATIONS: Sam Betts, Assistant Director HR & OD

Whilst there are no direct workforce implications arising from the award of this contract the works being undertaken will support and enable the safe and phased return to the workplace with staff working in a hybrid way in line with the Council's MyWork programme.

CLIMATE CHANGE IMPLICATIONS:

No significant Climate Change implications in this project. All projects are developed to meet or exceed current legislation and requirements relating to energy efficiency and carbon reduction targets. Projects are required to support the Council's objectives of becoming carbon neutral by 2028.

The works will be programmed to minimise the traffic impact in the area. Any waste materials will be removed and taken to a transfer station for systematic sorting and recycling to ensure minimal landfill waste.

Sustainability plans would be targeted to also align with opportunities to continue to deliver social value outcomes

OTHER DIRECTORATES CONSULTED: All Service areas impacted by the changes.

CONTACT OFFICER:

Les Woolhouse Head of Buildings and Facilities 07713 786 093

WARD(S) TO WHICH REPORT RELATE(S): Swinton & Wardley
