

REPORT OF  
The Strategic Director for People  
TO  
Procurement Board  
ON  
11<sup>th</sup> May 2022

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TITLE: Approval to Award the Contract for Lewis Street Primary School roof repairs and window replacements, phase 1

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RECOMMENDATION:

That Procurement Board approve the award of the Contract for Lewis Street Primary School roof repairs and window replacements, phase 1 as detailed in the table below:

Detail required	Answers
<b>Title/Description of Contracted Service/Supply/Project</b>	Lewis Street Primary School – Roof repairs and window replacements, phase 1
<b>Name of Successful Contractor</b>	Wright Build Ltd
<b>Supplier Registration Number</b> <i>(to be supplied by Corporate Procurement)</i>	01401191
<b>Type of organisation</b> <i>(to be supplied by Corporate Procurement)</i>	Private Limited Company
<b>Status of Organisation</b> <i>(to be supplied by Corporate Procurement)</i>	SME
<b>Contract Value (£)</b>	£ 289,426.00 (£340,000 full project)
<b>Contract Duration</b>	14 weeks
<b>Contract Start Date</b>	28/05/2022
<b>Contract End Date</b>	02/09/2022
<b>Optional Extension Period 1</b>	N/a

Detail required	Answers
Optional Extension Period 2	N/a
Who will approve each Extension Period?	Choose an item.
Contact Officer (Name & number)	Les Woolhouse 07713 786 093
Lead Service Group	People Services
How the contract was procured? (to be supplied by procurement)	Mini Competition
Framework Details (where applicable) (procurement body, framework reference & title, start/ end date)	Minor Building Works Framework Lot 2
Funding Source	Capital Programme
Ethical Contractor (EC): Mayor's Employment Charter	<input type="checkbox"/>
EC: Committed to sign up to charter	<input type="checkbox"/>
EC: Accredited Living Wage Employer	<input type="checkbox"/>

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**EXECUTIVE SUMMARY:**

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

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**BACKGROUND DOCUMENTS:**

Exempt under Paragraph 3 of Schedule 12A of the Local Government Act 1972

'Tender Submissions and Evaluation Documents'

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**KEY DECISION:** No

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**DETAILS:**

1. Background

The main school building is a traditional red brick building with several pitched roofs. Copings and brickwork to the perimeter of the roof deteriorated and works are required to ensure that the building is wind and watertight. The areas that have been identified as the highest priority are along Lewis Street elevation.

The windows on the Lewis Street elevation have exceeded their anticipated lifespan and replacement aluminium windows are required. This will also aid in improving the ventilation to the rooms.

The pointing of the brickwork at first floor level including the terracotta copings is failing on the Lewis Street, Parr Street and St John Street upper elevations also needs to be repointed. There are areas internally areas of addled and damaged plaster which has been caused by the failure of the pointing. This is to be removed and replastered followed by isolated decoration.

## 2. The Procurement Process

The works for this project have been 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.

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

The evaluation scores are as follows:-

<b>Name of Bidder</b>	<b>% Price score Max 70%</b>	<b>% Quality score Max 30%</b>	<b>% Overall Score 100%</b>
Wright Build Ltd	70.00	22.00	92.00
Provider B	67.58	24.00	91.58

Following the evaluation process the company that scored the highest in accordance with the selection criteria was Wright Build Ltd with a tender of £289,426.00. Their submission produced a score of 92.00% and represents the most economically advantageous offer to the Council which also supports social value.

## 3. Social Value

Wright Build have advised that they will support the Salford City Mayor's Charter for Employment Standards and help raise employment standards for employees and businesses across the city. They have advised that it is within their business plan to submit an application for accreditation to the Living Wage Foundation in the near future.

They have created training/employment opportunities for Salford people and will notify the council when vacancies occur to offer positions to the local community.

Wright Build operate a sustainable managed supply chain throughout the greater Manchester area and are able to subcontract works to local companies who naturally employ a high proportion of local labour.

They have advised that they will source materials, goods and products from Salford based businesses to boost the local economy wherever possible. KPI's to measure this throughout the project duration are set up at project inception.

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#### KEY COUNCIL POLICIES:

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

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#### 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.

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#### ASSESSMENT OF RISK: High

Failure to maintain the fabric of the building could result in the closure of classrooms and ancillary areas which would have a negative impact on the education of the pupils.

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#### SOURCE OF FUNDING:

There is funding available under the Capital Programme to cover the costs of the project.

Expenditure code: E22015

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**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. Two companies from the framework suppliers submitted a tender, and the bid has been evaluated on the most economically advantageous tender basis in line with published procedures resulting in the proposed award of the contract to Wright Build Ltd. The procurement procedures therefore appear robust and compliant with the requirements of the Council's CSO's and PCR.

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**FINANCIAL IMPLICATIONS:** Submitted by: Alex Archer, Finance Manager 778 0498

The works will be funded by the 2022/23 capital programme in the sum of £340,000. (Tender costs £289,426 plus surveys, professional fees and associated additional costs of £50,574).

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**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 Councils 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.

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**HR IMPLICATIONS:** Supplied by: N/a

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**CLIMATE CHANGE IMPLICATIONS:** Supplied by:

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.

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OTHER DIRECTORATES CONSULTED: N/a

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CONTACT OFFICER: Les Woolhouse  
TELEPHONE NUMBER: 07713 786 093

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WARD(S) TO WHICH REPORT RELATE(S): Barton & Winton

Name	Signature	Date
<b>Authorisation:</b> Charlotte Ramsden, Strategic Director, People		26 April 2022