

REPORT OF  
The Strategic Director for Place  
TO  
Procurement Board  
ON  
11<sup>th</sup> January 2023

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TITLE: Approval to Award the Contract for the Minor Building Works Framework Agreements

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RECOMMENDATION:

That Procurement Board approve the award of the Contract for the Minor Building Works Framework Agreement as detailed in the table below:

Detail required	Answers
<b>Title/Description of Contracted Service/Supply/Project</b>	Appointment of Contractors for the Minor Building Works Framework Agreements
<b>Name of Successful Contractor</b>	F Parkinson Ltd – Lot 1 & 2
<b>Supplier Registration Number</b> <i>(to be supplied by Corporate Procurement)</i>	446626
<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>Ethical Contractor (EC): Mayor’s Employment Charter</b>	<input type="checkbox"/>
<b>EC: Committed to sign up to charter</b>	<input checked="" type="checkbox"/>
<b>EC: Accredited Living Wage Employer</b>	<input type="checkbox"/>
<b>Name of Successful Contractor</b>	G Jones Builders Limited – Lot 1 only
<b>Supplier Registration Number</b>	04928174

Detail required	Answers
<p><i>(to be supplied by Corporate Procurement)</i></p> <p><b>Type of organisation</b> <i>(to be supplied by Corporate Procurement)</i></p> <p><b>Status of Organisation</b> <i>(to be supplied by Corporate Procurement)</i></p> <p><b>Ethical Contractor (EC): Mayor's Employment Charter</b></p> <p><b>EC: Committed to sign up to charter</b></p> <p><b>EC: Accredited Living Wage Employer</b></p>	<p>Private Limited Company</p> <p>SME</p> <p><input type="checkbox"/></p> <p><input checked="" type="checkbox"/></p> <p><input type="checkbox"/></p>
<p><b>Name of Successful Contractor</b></p> <p><b>Supplier Registration Number</b> <i>(to be supplied by Corporate Procurement)</i></p> <p><b>Type of organisation</b> <i>(to be supplied by Corporate Procurement)</i></p> <p><b>Status of Organisation</b> <i>(to be supplied by Corporate Procurement)</i></p> <p><b>Ethical Contractor (EC): Mayor's Employment Charter</b></p> <p><b>EC: Committed to sign up to charter</b></p> <p><b>EC: Accredited Living Wage Employer</b></p>	<p>Manchester &amp; Cheshire Construction – Lot 1 &amp; 2</p> <p>1021959</p> <p>Private Limited Company</p> <p>SME</p> <p><input type="checkbox"/></p> <p><input checked="" type="checkbox"/></p> <p><input type="checkbox"/></p>
<p><b>Name of Successful Contractor</b></p> <p><b>Supplier Registration Number</b> <i>(to be supplied by Corporate Procurement)</i></p> <p><b>Type of organisation</b> <i>(to be supplied by Corporate Procurement)</i></p> <p><b>Status of Organisation</b> <i>(to be supplied by Corporate Procurement)</i></p> <p><b>Ethical Contractor (EC): Mayor's Employment Charter</b></p> <p><b>EC: Committed to sign up to charter</b></p> <p><b>EC: Accredited Living Wage Employer</b></p>	<p>Schofield &amp; Sons Limited – Lot 1 &amp; 2</p> <p>2459259</p> <p>Private Limited Company</p> <p>SME</p> <p><input type="checkbox"/></p> <p><input checked="" type="checkbox"/></p> <p><input checked="" type="checkbox"/></p>
<p><b>Name of Successful Contractor</b></p> <p><b>Supplier Registration Number</b> <i>(to be supplied by Corporate Procurement)</i></p> <p><b>Type of organisation</b></p>	<p>Wright Build Ltd – Lot 1 &amp; 2</p> <p>01401191</p> <p>Private Limited Company</p>

Detail required	Answers
<i>(to be supplied by Corporate Procurement)</i>	
<b>Status of Organisation</b>	SME
<i>(to be supplied by Corporate Procurement)</i>	
<b>Ethical Contractor (EC): Mayor's Employment Charter</b>	<input type="checkbox"/>
<b>EC: Committed to sign up to charter</b>	<input checked="" type="checkbox"/>
<b>EC: Accredited Living Wage Employer</b>	<input type="checkbox"/>
<b>Name of Successful Contractor</b>	CBES Ltd – Lot 2 only
<b>Supplier Registration Number</b>	SC288763
<i>(to be supplied by Corporate Procurement)</i>	
<b>Type of organisation</b>	Private Limited Company
<i>(to be supplied by Corporate Procurement)</i>	
<b>Status of Organisation</b>	SME
<i>(to be supplied by Corporate Procurement)</i>	
<b>Ethical Contractor (EC): Mayor's Employment Charter</b>	<input type="checkbox"/>
<b>EC: Committed to sign up to charter</b>	<input checked="" type="checkbox"/>
<b>EC: Accredited Living Wage Employer</b>	<input type="checkbox"/>
<b>Contract Value</b>	Lot 1 £0 - £350,000 Lot 2 £350,000 - £750,000
<b>Contract Duration</b>	24 months
<b>Contract Start Date</b>	01/02/2023
<b>Contract End Date</b>	31/01/2025
<b>Optional Extension Period 1</b>	12 months
<b>Optional Extension Period 2</b>	12 months
<b>Who will approve each Extension Period?</b>	Procurement Board (extension > £150k)
<b>Contact Officer (Name &amp; number)</b>	Les Woolhouse 07713 786093
<b>Lead Service Group</b>	Place
<b>How the contract was procured?</b>	Open Procedure
<i>(to be supplied by procurement)</i>	
<b>Framework Details (where applicable)</b>	
<i>(procurement body, framework reference &amp; title, start/ end date)</i>	N/A
<b>Funding Source</b>	Capital & Revenue Programmes

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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:

Tender submissions and pricing documentation  
Exempt under paragraph 3 of Schedule 12A of the Local Government Act 1972 –  
Tender Submission and Evaluation documents.

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KEY DECISION: Yes

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## DETAILS:

### 1. Background

Salford City Council have invited tenders for two new framework agreements for the provision of construction and refurbishment works (across the values of £0 to £350k and £350k to £750k) to all Council owned or controlled non-housing premises.

A framework agreement is an overarching agreement setting out terms and conditions for subsequent award of contract, but which places no obligations on the Council to purchase any goods, services or works. A framework 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.

The aim of this framework agreement is to provide a high quality list of building contractors with the technical specialism offering construction services to the 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 may be procured by the Council outside of the framework agreement.

The successful bidders will be required to undertake all the activities within the scope and coverage of the Framework Agreement.

There is no guarantee of any work under the Framework Agreement and contractors will only be paid for work agreed and completed under a purchase order.

The framework shall be for a period of 2 years, with the option to extend for a further two (2) periods of 12 months (a maximum of 4 years), and is intended to commence on 1<sup>st</sup> February 2023.

The services required can include for but are not limited to:

- Groundwork
- Joinery
- Plumbing and drainage
- Electrical and mechanical
- Roofing and cladding
- General building work
- Glazing
- Any other works of a similar nature

Demolition, landscaping and associated services are covered under separate agreements.

## 2. The Procurement Process

The tender documents were published under the FTS replacement portal for the OJEU and also on the CHEST via Contract Finder.

Thirteen companies submitted tenders across the two category lots and these have been evaluated in accordance with the selection criteria.

The award evaluation tested bidders on their overall company structure and their ability to deliver identified and specific activities for each of the value bands and specialised tasks under minor works 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 site management and organisation, social value and their commitment to making an economic and social contribution to the City.

One company failed to meet the evaluation criteria and their bid has not been assessed.

The evaluation scores are as follows:



No tender submitted

Unsuccessful at selection

No.	Lot 1					Lot 2				
	Quality Score	Price Score	Social Value Score	Total	Successful	Quality Score	Price Score	Social Value Score	Total	Successful
1	0.00%	0.00%	0.00%	0.00%		20.00%	29.29%	7.51%	56.80%	
2	0.00%	0.00%	0.00%	0.00%		20.00%	44.16%	5.94%	70.10%	✓

3	18.00%	26.88%	9.01%	53.89%		0.00%	0.00%	0.00%	0.00%	
4	20.00%	33.23%	7.51%	60.74%		0.00%	0.00%	0.00%	0.00%	
5	24.00%	42.56%	8.40%	74.96%	✓	23.00%	39.50%	8.40%	70.90%	✓
6	22.00%	38.86%	6.06%	66.93%	✓	0.00%	0.00%	0.00%	0.00%	
7										
8	22.00%	26.88%	9.31%	58.19%		24.00%	31.44%	9.31%	64.75%	
9	18.00%	40.06%	13.50%	71.56%	✓	21.00%	44.49%	13.50%	78.99%	✓
10	12.00%	44.95%	7.79%	64.74%		0.00%	0.00%	0.00%	0.00%	
11	0.00%	0.00%	0.00%	0.00%		14.00%	35.66%	4.75%	54.41%	
12	20.00%	49.50%	11.06%	80.56%	✓	20.00%	44.89%	11.06%	75.95%	✓
13	22.00%	41.06%	5.34%	68.39%	✓	21.00%	41.68%	5.34%	68.02%	✓

The final proposal for Lots 1 and 2 were determined from natural break points on the scoring matrix whereby the highest scores (over 65% for Lot 1 and Lot 2) were considered.

It should be noted that the Bid criteria stated that the highest ranked contractor in Lot 1 Schofield & Sons Limited would be automatically offered any works up to the value of £75,000, subject to agreed quotation. If that contractor is unavailable to carry out the works then the next highest contractor will be contacted to undertake the works and so on.

All tenderers that were successful for Lot 1, £0 - £350,000, above £75,000 and Lot 2, £350,000 - £750,000, (5 contractors in each category) will be invited to mini competition for minor building works.

### 3. Social Value

Social Value was covered under the tendering arrangements and scoring criteria. All the contractors have submitted TOMs which have been evaluated through the Social Value Portal. From the six contractors recommended for approval on Lots 1 and 2 a total of 57 measures have been identified as commitments when submitting tenders for future works. The areas covered within the framework are:

- Local people in employment – direct employment through the contractor and also through the supply chain
- Opportunities for local MSME's and VCSE's – donations of equipment and voluntary hours to support VCSE's have been committed. All the contractors

have committed to using the local supply chain when undertaking any works, with some contractors identifying potential areas for engaging MSME's

- Working with the community – donations or in-kind contributions and volunteering time have been identified as commitments to support local community projects
- Opportunities for disadvantaged people – commitments have been made to assist in the recruitment of the long term unemployed, NEETs, care leavers and disabled employees
- Improved skills – collaboration with local schools and colleges on delivering career talks, safety talks and also training opportunities for BTEC, City & Guilds, NVQ and HNC
- Improved employability – support provided to young unemployed people through career mentoring i.e. mock interviews, CV advice, and careers guidance
- Improving staff well being – provision of equality, diversity and inclusion training for directly employed staff and the supply chain staff. There have been commitments on the provision of multidimensional wellbeing programmes available to employees
- Carbon savings and car miles saved – encouragement of car sharing and the use of cycle to work and public transport to get to site

The individual commitments agreed by each contractor will be reviewed on a project by project and monitored by the Social Value Portal.

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#### KEY COUNCIL POLICIES:

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

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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: Low

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SOURCE OF FUNDING: N/A – no direct financial obligations

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LEGAL IMPLICATIONS: Supplied by: T Hatton, 0161 219 6323

The report sets out the details for appointing bidders to the Council's Minor Works Framework Agreements which are due for renewal. There are two category values (£0 - £350,000 and £350,000 - £750,000) for which contractors require to be appointed.

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 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. The work undertaken thus far is explained throughout the report, and sets out the issues and tender process involved, including the evaluation of bids, to ensure compliance with PCR and CSO's.

A total of thirteen tenders were received from framework suppliers across the two value lots which have been evaluated in accordance with the procurement procedures and selection criteria set out in the tender documents resulting in the proposed appointment to the frameworks of the contractors listed in the report under Lots 1 and 2.

The award procedures therefore appear robust and compliant with the requirements of public procurement legislation and the Council's CSO's.

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

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**FINANCIAL IMPLICATIONS:** Submitted by: Gemma Singleton, Senior Accountant  
Tel 0161 793 2578

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 works and ensure that best value is achieved.

The costs of any works carried out under the frameworks will be funded from within available resources included within the Council's approved capital and revenue programmes.

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**PROCUREMENT IMPLICATIONS:** Supplied by: Deborah Derbyshire, Category Manager (Level 2), 0161 868 6244

The opportunity was advertised in the FTS replacement for the European Journal, Contracts Finder and the Northwest Portal as an open competition inviting interested companies to submit a bid for one or both lots.

The proposal will allow us to provide clear guidance to Council Officers regarding any procurement of capital and revenue funded building projects via the two encompassing Minor Building Works Framework Agreements either by direct award



for work below £75,000 for Lot 1 only and mini competitions for both lots around work valued above £75,000 to £750,000. This will ensure that all such procurement activities are compliant, therefore this complies with Contractual Standing Orders and the Procurement Contract Regulations.

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HR IMPLICATIONS: Supplied by: N/A

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CLIMATE CHANGE IMPLICATIONS: Supplied by:

No significant Climate Change implications for the formation of the framework as this will be considered under each separate tender process. 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.

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OTHER DIRECTORATES CONSULTED: N/A

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CONTACT OFFICER: Les Woolhouse  
TELEPHONE NUMBER: 07713 786093

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

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