

CABINET MEETING - 7 NOVEMBER 2012

EXECUTIVE SUMMARY SHEET - PART 1

Title of Report:

Procurement of Framework Arrangements for Construction Services

Author:

Deputy Chief Executive

Purpose of Report:

To seek Cabinet approval to the procurement of new contract framework arrangements for the delivery of construction related services for internal and external clients.

Description of Decision:

Cabinet is recommended to;

i) Authorise the Executive Director of Commercial and Corporate Services to procure 5 construction related Frameworks that will replace the existing arrangements that expire on the 31st May 2013. The new Frameworks will be in place from April 1st 2013 up to and including 31st May 2017.

Is the decision consistent with the Budget/Policy Framework *Yes/~~No~~

If not, Council approval is required to change the Budget/Policy Framework

Suggested reason(s) for Decision:

The new framework agreements will provide the skills and capacity to continue current civic building maintenance work, respond to peaks in demand, and to retain existing business and compete for new business opportunities.

Alternative options to be considered and recommended to be rejected:

The alternative option is to not enter into the framework arrangements. This will result in an under-capacity in the service to deliver existing and planned commitments the consequence of which will be an unacceptable risk to the delivery of the service.

Impacts analysed;

Equality

N/A

Privacy

N/A

Sustainability

N/A

Crime and Disorder

N/A

Is this a "Key Decision" as defined in the Constitution?

Yes/~~No~~

Is it included in the 28 day Notice of Decisions?

Yes/~~No~~

Scrutiny Committee

Skills, Economy and Regeneration

REPORT OF THE DEPUTY CHIEF EXECUTIVE

PROCUREMENT OF FRAME WORK SERVICE PROVIDERS

1. PURPOSE OF THE REPORT

- 1.1 To seek Cabinet approval to the procurement of new contract framework arrangements for the delivery of construction related services for internal and external clients.

2. DESCRIPTION OF DECISION

- 2.1 Cabinet is recommended to;

Authorise the Executive Director of Commercial and Corporate Services to procure 5 construction related Frameworks that will replace the existing arrangements that expire on the 31st May 2013. The new Frameworks will be in place from April 1st 2013 up to and including 31st May 2017.

3. BACKGROUND

- 3.1 The Council's Building Services function currently utilises a number of contract framework arrangements to provide additional skills and capacity depending upon the demand and nature of the construction and maintenance work that it is tasked with delivering.
- 3.2 The current frameworks have been extended for the maximum period allowed and now expire on 31 May 2013 with no further option to extend. These frameworks are:
- ACT - General Building Works
 - JC Maintenance - Doors and Shutters
 - LMS - Fencing
 - Sekura – Windows
 - AMS – Asbestos Surveying

There is therefore a need to commence a new procurement process to put new frameworks in place beyond the 31st May 2013. A review of the existing arrangements has demonstrated that any new frameworks should be more responsive to immediate Council requirements and cover some gaps in existing provision. The frameworks will also apply to work undertaken on behalf of external clients such as schools.

4. Proposals

- 4.1 The new framework agreements will therefore be organised as follows:

Supply Chain

Framework 1

- Lot 1 - Asbestos Removal
- Lot 2 - Asbestos Analytical Services
- Lot 3 - Demolition

Framework 2

- Lot 1 - Roofing
- Lot 2 - Hard and Soft Landscaping
- Lot 3 - Fencing
- Lot 4 - Ground Works
- Lot 5 - Brickworks
- Lot 6 – Joinery/ General Building

Framework 3

- Lot 1 - Electrical Contractor
- Lot 2 - Fire Alarm installers
- Lot 3 - Security Systems installers (Alarms, CCTV, Security & Access control)
- Lot 4 - Plumbing Services including Water Hygiene Works and Domestic HW
- Lot 5 - Mechanical Contractors (Heating installation)
- Lot 6 - Air conditioning contractors
- Lot 7 - Ventilation and Ductwork contractors

Framework 4

- Lot 1 - Aluminium Windows and Doors
- Lot 2 – Curtin Walling contractors
- Lot 3 – Timber windows & Doors
- Lot 4 – UPVC windows & Doors
- Lot 5 – Roller shutter supply & maintenance

Framework 5

- Lot 1 - Scaffolding

- 4.2 The new frameworks will cover the first 2 stages of a 5-stage assessment process for sub-contractors, and therefore incorporate a more streamlined, efficient and cost-effective approach to the management of sub-contractors:
1. Professional competencies/ affiliations.
 2. A detailed assessment to evaluate competency of the sub-contractor before appointment.
 3. Detailed project assessment of how they are to carry out their works, to include risk assessments/ method statements/ programme etc.

4. On-site monitoring, to include weekly progress meetings and appraisals that are recorded.
5. Evaluation of performance on set criteria that provides an overall score for their performance.

5. REASON FOR DECISION

- 5.1 The new framework agreements will provide the skills and capacity to continue current civic building maintenance work, respond to peaks in demand, and to retain existing business and compete for new business opportunities.

6. ALTERNATIVE OPTIONS

- 6.1 The alternative option is to not enter into the framework arrangements. This will result in an under-capacity in the service to deliver existing and planned commitments the consequence of which will be an unacceptable risk to the delivery of the service.

7. RELEVANT CONSIDERATIONS/CONSULTATIONS

- 7.1 The Director of Commercial and Corporate Services has been consulted and his views are contained in the report.

8. BACKGROUND PAPERS

- 8.1 No background papers were relied upon in the preparation of this report.

