

**Wards Affected:**

Bletchley and Fenny Stratford

**CABINET PROCUREMENT COMMITTEE****7 AUGUST 2012****AWARD OF CONTRACT FOR QUEENSWAY STONWORK**

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**Executive Summary**

This report requests permission to award the tender for Queensway Stonework. This project will address the structural concerns and repair work required to the chimneys and stonework at The Queensway Centre in Bletchley.

The target construction completion date is November 2012. The project has been procured via a mini competition process, using the Milton Keynes Council Construction Framework and the award decision is based on a Most Economically Advantageous Tender evaluation carried out in line with Council procurement processes.

**1 Recommendation**

- 1.1 That the contract for Queensway Stonework be awarded to the highest ranked contractor.

**2 Context**

- 2.1 The contracted works will improve the condition of the external stonework of The Queensway Centre, reducing health and safety risks to building users and members of the public.

**3 Background****3.1 Decision to Proceed to Tender**

- 3.1.1 This project was considered by Capital Programme Review Panel on 29 November 2011. This procurement was approved to proceed to tender by Procurement Committee on 6 March 2012.

**3.2 Consultation**

- 3.2.1 The specification and evaluation criteria for this contract were developed using information from a specialist report on the condition of the building and in consultation with stakeholders.

### 3.3 Market engagement and lessons learnt

3.3.1 This contract was tendered via a Mini Competition procedure using Lot 3 of the Milton Keynes Council Construction Framework. This Framework was tendered on 10 February 2011 and let on 1 June 2011.

3.3.2 Lessons learnt from previous projects of a similar nature have been built into the new Mini Competition exercise.

### 3.4 Tender Evaluation

3.4.1 The contract was advertised on the Council's E-Tendering system to the four Lot 3 partners of the Milton Keynes Council Construction Framework on 31 May 2012 and their submissions were received by 29 June 2012.

3.4.2 The submissions were evaluated by a suitably qualified and experienced panel of officers. The winning tender has subsequently been price checked and validated by the Council's Framework Manager.

3.4.3 The evaluation criteria and scores for all submissions are attached at the **Annex** to this report which contains exempt information.

3.4.4 The Most Economically Advantageous Tender evaluation of the submissions resulted in the following results (note the actual names of contractors, their pricing and a breakdown of the quality is contained in the red paper).

Higher=Good	Quality score	Price score	Total score	Ranking
Company A	3.00	30.07	33.07	4
Company B	12.35	32.04	44.39	3
Company C	16.95	33.32	50.27	2
<b>Company D</b>	<b>17.85</b>	<b>70</b>	<b>87.85</b>	<b>1</b>

3.4.5 The evaluation criteria were weighted to ensure that essential quality aspects of the submission were scored accordingly, and minimum scores set.

3.4.6 The successful contractor demonstrated a good understanding of the project requirements and provided suitable examples of previous projects with a similar nature to this.

### 3.5 Contract Management

- 3.5.1 The lead Client Officer for this contract is the Capital Development Officer, a member of the Capital and Infrastructure Team within Children and Families.
- 3.5.2 The Terms and Conditions as agreed under the Milton Keynes Council Construction Framework will be used for this contract.
- 3.5.3 The contract will be the National Engineering and Construction Contract 3 Option A: Priced Contract with Activity Schedule, which will be administered by a Senior Building Surveyor (Project Manager).
- 3.5.4 The project will be delivered using the methodology contained within the Capital Projects Manual, which has been approved by both the School Planning and Build Programme Board and Internal Audit and aligns with The MK Approach, the Council's guide to managing projects.
- 3.5.5 Issues that cannot be resolved by, or are not within the gift of the Project Manager and Client Officer, will be escalated to the Children and Families' Asset Management Programme Board.

## 4 Implications

### 4.1 Policy

- 4.1.1 The award of this contract contributes to the delivery of the following strategic aims:
  - Living in MK
  - Cleaner, greener, safer healthier MK
- 4.1.2 The procurement of this contract has complied with Milton Keynes Council's Contract Procedure Rules and Financial Regulations and applicable European Procurement Regulations.

### 4.2 Resources and Risk

- 4.2.1 Capital funding of £192,000 (4/C/00565) has been made available in the 2011-12 Children and Families' Capital Programme. The funding source is the 2011-12 capital maintenance allocation. This budget includes all fees, surveys and works.
- 4.2.2 Any underspend at the end of the project will be returned to the Children and Families' Capital Programme budget.
- 4.2.3 A detailed risk register for the Children and Families' Asset Management Programme has been compiled and will be maintained throughout the lifecycles of the individual projects within the Asset Management Programme, from pre-start through to post-completion. All stakeholders

contribute to this register to ensure that it is comprehensive (end users, client officers, project managers, constructors). The Risk Register contains all risk and mitigating actions/strategies. It is formally reviewed and updated by the Asset Management Programme Board on a monthly basis.

Y	Capital	N	Revenue	Y	Accommodation
N	IT	N	Medium Term Plan	Y	Asset Management

#### 4.3 Carbon and Energy Management

4.3.1 The capital project will support the Council's Carbon and Energy Management policy and will use sustainable sources/methods where possible. The recommended contractor is compliant with the relevant environmental legislation.

#### 4.4 Legal

4.4.1 The Contract and its procurement are compliant with Council Constitution and United Kingdom and European legislation.

#### 4.5 Other Implications

N	Equalities/Diversity	N	Sustainability	N	Human Rights
N	E-Government	N	Stakeholders	N	Crime and Disorder
N	Carbon and Energy Policy				

Background Papers: Decision to Proceed to Tender 6 March 2012

Exempt Annex: - Evaluation Criteria and Scores