

Members' Library Service Request Form

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Originator	Julie Caughey
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Document Title	Award of Building Surveyor Framework

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Additional information:

Authorised By	Jim Lamond
Designation	Head of Council Resources
Date	20 November 2012

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REPORT TO: Members' Library Service

MEETING DATE:

BY: Head of Council Resources

SUBJECT: Framework Award – Building Surveyors

1 PURPOSE

To record the award of places on a framework agreement for building surveying services.

2 RECOMMENDATIONS

Members are requested to note the decision of the Executive Director (Services for Communities) as appointed representative under Standing Order Rule 46 and delegation Appendix 2a (Tenders) thereto and after consultation with the Head of Council Resources to accept the following contractors into a framework agreement, for a period of three years, with one optional extension of one year, from 5 November 2012:

- CRGP, Glasgow
- Davis Langdon, Edinburgh
- Hardies, Dalkeith
- Summers Inman, Edinburgh

3 BACKGROUND

- 3.1 The contract opportunity was advertised in the national portal www.publiccontractsscotland.gov.uk on 28 June 2012 with a deadline for completed tenders of 30 August 2012.

COMPARISON OF TENDERS

- 3.2 Nineteen contractors submitted tenders. One contractor failed to meet the mandatory criteria. The remaining eighteen bids were further

evaluated, with scores being awarded relevance of experience and references. The providers with the top 10 scores were then taken to the next stage of evaluation.

3.3 The final criteria and weightings were as follows:

Requirement	Weighting
Quality	
Key staff – qualifications and experience	20%
Quality of Service (dealing with clients in occupied properties, zero defects culture, quality control, dealing with complaints, measuring customer satisfaction)	20%
Fee Rates	60%

3.4 The original intention at the time the tender was issued was to have around ten consultants on the framework. The reason for this was because we had intended to make the list available to private householders and there was a desire to give them a large choice. However, in the intervening period, it was decided that a list will not be made available to private householders. This being the case, a smaller number of firms is required. The decision is to have 4 firms on the framework. The scores were as follows:

	Quality	Price	Total
Tenderer 1	27.73	58.68	86.41
Tenderer 2	28.64	48.72	77.36
Tenderer 3	35.57	35.52	71.09
Tenderer 4	33.60	33.84	67.44
Tenderer 5	29.11	32.52	61.63
Tenderer 6	28.67	31.80	60.47
Tenderer 7	27.73	32.52	60.25
Tenderer 8	33.97	23.76	57.73
Tenderer 9	32.47	26.88	59.35
Tenderer 10	21.00	25.20	46.20

3.5 Notifications to the successful contractors were sent on 5 November 2012 by email.

3.6 Community Benefits - It is anticipated that there will be opportunities for extended work experience; site visits and school talks on a career as a building surveyor as part of delivery on this contract.

4 POLICY IMPLICATIONS

4.1 There are no policy implications.

5 EQUALITIES IMPACT ASSESSMENT

- 5.1 This report is not applicable to the well being of equalities groups and an Equalities Impact Assessment is not required.

6 RESOURCE IMPLICATIONS

- 6.1 Financial – The fee rates are in bandings depending on the value of the works and range from 2.75%-4% (£500k+) and 3.35% - 10% (up to £30k).
- 6.2 Personnel – none

7 BACKGROUND PAPERS

- 7.1 None

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