



Title: **Boulter Crescent Refurbishment Works
Tender Report**

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1. Introduction

The final evaluation of the tender exercise for the procurement of major refurbishment works at Boulter Crescent has been completed. This exercise has been carried out on our behalf by Ridge Property and Construction Consultants and a summary of their report is attached as an Appendix. This summarises the process undertaken and outcome of the evaluation of tenders. This report recommends that Members appoint Contractor 4 based on the scores and evaluations as set out in the Appendix.

2. Recommendations

That Members

- 1) Note the competitive procurement approach taken and the outcome of that process
- 2) Endorse the recommendation set out in Paragraph 1 of the Appendix that Contractor 4 be appointed.
- 3) Delegate to the Head of Community Services in conjuncture with the Chief Finance Officer and in consultation with the Chair of the Policy, Finance and Development Committee the oversight of the delivery of the project.

3. Background

3.1 Members are aware from committee reports, tenant consultation and the completion of pilot / show homes of the procurement exercise to carry out major refurbishment and remodelling of properties at Boulter Crescent through the award of a major construction contract. This has been led by the Council's appointed Property and Construction Consultants, Ridge and Partners LLP, working closely with a project team in the Council's Community Services Section. All tenderers were aware of the evaluation criteria and that the award of the contract would be based on obtaining the best overall value for money for the Council and not price alone.

3.2 A robust procurement exercise has been undertaken by Ridge in accordance with OWBC procurement procedures and best procurement practice; the estimated and tendered cost of works falling below the threshold where full OJEU procedures apply. This has secured high quality bids from established market leaders. The Contract will see 128 homes completely stripped to the bare external / structural walls and refitted internally to the standard of a new home. Some window sizes will be reduced and all windows replaced; new heating and ventilation systems will be

installed and insulation levels increased. The common areas will be completely refurbished internally and canopies will be fitted over the external doors. Fire safety will be brought up to current standards with the fitting of new individual flat entrance doors and detection / alarm systems.

- 3.3 The Appendix to this report sets out in more detail the process and evaluation of the tender bids. If members agree to the recommendations as set out above, all bidders will be notified of the intended decision which then triggers a good practice “standstill” period of ten calendar days to allow for any challenge to the decision. As the recommendation is to award the contract in line with stated selection criteria no challenge is anticipated. Once the standstill period has expired and no issues have arisen, then the Successful Bidder letter can be issued.

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Background Papers:-

Budget and Business Plan Reports to Policy Finance and Development committee and regular update reports to Service Delivery Committee.

Implications	
Financial (PL)	The final two bidder's costs are in line with estimates and in accordance with business plan. The robust procurement exercise ensures value for money over the project as a whole.
Risk (AC)	CR2 Key Supplier/Partnership failure; CR5 effective utilisation of assets
Equalities (AC)	The project makes a major contribution to bringing all Council homes up to a high standard for its residents and will bring the homes of some of the most disadvantaged residents in the Borough up to the standards enjoyed more generally. The project will help make homes healthier through being cheaper to heat and ventilate. The homes will remain accessible to all.
Legal (AC)	The Council has been through a robust and transparent contractor selection process to stand it up to any challenge