

Report to The Interim Director of Resources

3rd November 2016

Subject:	Award of Contract for the Provision of Asbestos Surveying, Sampling, Air Testing and Consultancy Services to 31st March 2017
Lead Officer:	Andy Jukes

1.0 Summary Statement

- 1.1 For the previous 12 months the provision of this service has been provided by Graham FM through the Urban Design and Building Services (UDBS) partnership with Solihull MBC. During this time the quality of reporting provided by Graham FM and their sub-contractors has not been to the standard required by the Council.
- 1.2 Following discussions with Solihull MBC it has been agreed that this service will be withdrawn from the partnership and the Council will re-establish its own contractual agreement.
- 1.3 Annual expenditure for this service is estimated to be in the region of £250,000 per annum. In addition, the council is seeking to establish a framework agreement that could be accessed by any West Midlands Local Authority, thus increasing the value further. Therefore the establishment of any long term contractual agreement will require an OJEU compliant tender exercise which will take until April 2017 to complete.
- 1.4 As an interim measure, a tender exercise has been undertaken to provide a compliant agreement for use by UDBS until 31st March 2017. Based on current caseload it is estimated that the value of expenditure until March 2017 will be in the region of £80,000.
- 1.5 As a result of the tender exercise, three suitably qualified and experienced contractors have been identified as suitable candidates for the provision of this interim requirement.

2. Recommendations

2.1 That the Interim Director of Resources appoint the following three companies to the framework agreement for the Provision of Asbestos Surveying, Sampling, Air Testing and Consultancy Services to 31st March 2017.

- Bradley Environmental Consultants Ltd
- DMW Environmental Safety Ltd
- Riverside Environmental Services Ltd

In accordance with the Council's Procurement and Contract Procedure Rules, I intend to take the action(s) recommended above.

I do/do not have an interest to declare in this matter



Darren Carter
Interim Director of Resources

Date: 3-11-2016

Contact Officers:

Andy Jukes
Category Manager
Procurement Solutions
X3635

Paul Walters
Senior Mechanical Engineer (Asbestos)
Urban Design & Building Services
x4617

3. Strategic Resource Implications

- 3.1 There are no specific resource implications with regard to this report. Any actions that are required will be undertaken utilising current budgets.
- 3.2. The value of the framework agreement is anticipated to be £80,000 until 31st March 2017.

4. Legal and Statutory Implications

- 4.1 The Council has to comply with the Public Contracts Regulations 2015 and the Council's own Procurement and Contract Procedure Rules 2016/17 and confirms that this tender exercise has been conducted in accordance with the required procedures.

5. Implications for Council's Scorecard Priorities

- 5.1 The award of the Contract will ensure the achievement of "Getting the Money Right" by demonstration of agreed prices for the service.

6 Background Details

- 6.1 For the previous 12 months the provision of this service has been provided by Graham FM through the Urban Design and Building Services (UDBS) partnership with Solihull MBC. During this time the quality of reporting provided by the sub-contracted specialists appointed by Graham FM has not been to the standard required by the Council. Asbestos surveys have been missing critical elements of relevant information which has led to excessive time being spent on clarification issues. Other incidents have led to unnecessary temporary building closures.
- 6.2 Following discussions with Graham FM and Solihull MBC, it was agreed that Asbestos Surveying work would be withdrawn from the partnership and re-tendered and administered by the Council.
- 6.3 Estimated annual expenditure for this service is £250,000. It is intended to establish a framework agreement with three service providers for a four year period. It is also the intention to make the framework available to other West Midlands local authorities, therefore annual expenditure could rise to over £2 million per annum. In order to establish a framework agreement of this value an OJEU compliant tender exercise will have to be undertaken. As a consequence, it will not be possible to have a new long term agreement in place until April 2017.

- 6.4 In order to provide short term cover until April 2017, it was decided to conduct tender exercise to provide a compliant agreement for the potential £80,000 that will be spent on this service.
- 6.5 A two stage tender process was employed to firstly short-list suitably qualified and experienced contractors and determine indicative rates. Following public advertisement in accordance with Procurement and Contract Procedure Rules, fifteen initial submissions were received. These were evaluated and scored in accordance with the stated selection criteria. A short-list of the six highest scoring submissions was then drawn up. It was the intention to reduce this list to a final three contractors who be appointed to the framework agreement.
- 6.6 The six highest scoring contractors when then allocated a live survey of an existing Council establishment. They were provided with an outline site brief from which a detailed survey report was to be produced and submitted for evaluation by engineers from the Council's asbestos team. In order to ensure parity, six similar establishments were allocated for evaluation.
- 6.7 The evaluation mechanism employed for stage two saw contractors start with 100 points and then have deductions made for every error or query that required clarification. A summary of the evaluation scores is attached at Appendix 1 of this report.
- 6.8 Following evaluation the three highest scoring reports submitted were form the following contractors:
- Bradley Environmental Consultants Ltd
 - DMW Environmental Safety Ltd
 - Riverside Environmental Services Ltd
- 6.9 The evaluation team are confident that the three selected contractors have the required qualifications, experienced personnel and ability to provide asbestos survey reports to the required standard. The submitted rates are within budgetary expectations.

Appendix 1

MINI TENDER REPORT ANALYSIS

CONTRACTOR	BRADLEYS	DMW	ENVIRONMNETAL ESSENTIALS	LUCION	ACE	RIVERSIDE
-------------------	-----------------	------------	---------------------------------	---------------	------------	------------------

Site Ref	Charlemont Com Ctr	Ferndale Jun	Reddal Hill Junior	Tanhouse Com Ctr	Lightwoods Prim	Frank Chapman
CURRENT RANK BASED ON TENDER	1	2	3	4	5	6
NEW RANK AFTER SUBMITTING REPORT	1	2	4	4	4	3

NO OF ERRORS/COMMENTS IN REPORT (EXCL REPEATS)	3	4	30	14	27	9
REPORT SCORE (%)	97	96	70	86	73	91

OVERALL HSG 264 COMPLIANCE, COMPLIANCE WITH BRIEF AND REPORT USABILITY	YES	YES	NO	NO	NO	YES
---	-----	-----	----	----	----	-----

