

Housing Leeds

Non-Housing Maintenance Framework

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## **TENDER ANALYSIS**

For

**Non-Housing Maintenance Framework**

**HOUSING LEEDS**

Housing Leeds

Non-Housing Maintenance Framework

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## **1.0 Introduction**

Leeds City Council is responsible for the management and maintenance of all non-housing council buildings within the Metropolitan Borough of Leeds. The buildings cover a wide variety of traditional and non-traditional properties, examples of which include leisure centres, pavilions, children's centres, libraries, civic buildings and crematoriums. There are approximately 115 properties in total across the city.

Corporate Property Management (CPM) have identified an element of backlog maintenance works required to improve the condition of the civic stock. The internal provider, LBS, has been commissioned to deliver the works on behalf of CPM.

The intention is for LBS to deliver the works directly, but to assist with the completion of these works it is the intention of this procurement exercise to recommend contracts are awarded to seven contractors for 24 month period commencing on January 2020 with no option to extend.

The work will be allocated to the contractors on a rotation basis with the contractor ranked No. 1 at tender stage receiving the first batch of work, contractor ranked No. 2 receiving the second batch through to the contractor ranked No. 7, before returning to the contractor ranked No. 1 for the process to repeat.

## **2.0 Scope of Works**

The works shall comprise of a wide range of maintenance works across a number of non-domestic properties. The types of work is indicated within the sample schemes issued at tender stage. See Appendix A for details.

The work will be issued in batches and valued using the 2017/18 National Schedule of Rates (NSR) plus the contractor's adjustment percentages.

National Schedule of Rates (Building Works) with the following exclusion

- A - Building Schedule, Contractors General Cost Items
- M60: Painting/Clear Finishing.

The NSR provides a predetermined, transparent and accountable means of pricing that can be adapted to suit all the common forms of Term Contract

The following schedule of rates will be used during the contract as priced by contractors  
Scaffolding – Refer Tab 3.0B Scaffolding SORs – From the Pricing doc  
Painting- Refer to Tab 3.0C Surface Finishes – From the Pricing doc

### 3.0 Budget Information

A total estimated budget for these work is £4.3million planned to be carried out by contractors appointed under these contracts. The anticipated value of each of the seven contractors is approximately £615,000 over a 24 month period, with works packages batched together to a value of £200,000.

### 4.0 Tender Submissions

As part of this tender process there was no quality analysis. The cost analysis was allocated 1000 points (100%) of the marks. Details of the process and the scoring mechanism were issued to the bidders as part of the tender documentation. A copy of the document is included in the pricing document.

The tender documentation was issued to 14 tenderers via YORtender on 20<sup>th</sup> September 2019. The tender period was four weeks and the submissions were due on 18<sup>th</sup> October 2018.

No withdrawals after the tender submission date had passed, however, whilst the tender was out three suppliers opted out of the process. There were no qualified or rejected tenderers. There were three tender clarification queries from Contractors' during the tender period.

All those queries were answered by Housing Leeds to enable contractors' to price for the works. Seven tenders were submitted and considered.

### 5.0 Cost Analysis

The tenders have been evaluated on a price only basis and there were 1000 points (100%) available.

The tenders have been completed using a pricing schedule which applied the contractor's adjustment percentages to lump sums for building, mechanical and electrical along with an element of daywork, scaffolding pricing schedule and surfaces finishes pricing schedule to give a total for evaluation.

There were two errors was made on the pricing document sent out to all bidders.

Firstly the percentage uplift cells for '**Additions for Fees & Licences**' was locked, and bidders were unable to fill in these cells. These percentage do not form part of this evaluation, but may be required for any awarded works. Therefore, all bidders have been asked to confirm their uplift percentage for these elements of work, the responses can be seen below in the individual assessments. Secondly a quantity was added to an element of work under the '**Surface Finishes Schedule**'. This element of work was not supposed to be priced. Five of the seven tenderers priced this element of works, these five tenderers were asked if this rate could be removed from the tender and have all other rates unchanged. The responses can also be seen below in the individual assessments.

### **5.1 Aspect Building Solutions Ltd**

The tender received from Aspect Building Solutions Ltd, in the value of £204,241.96 has been reviewed and we have the following comments:

- Arithmetically correct.
- Cost & rates are comparable when benchmarked against a current scheme.
- Daywork rate within expected range.
- Aspect confirmed there was no percentage uplift for both elements on the additional fees and licences section as these are already included in their rates. They will not apply percentage uplift to licences fees if they are required.
- Aspect did not price the mistaken element on the surface finishes schedule, hence no changes in their tender value.

The Aspect tender is a compliant tender. They receive a total score of 851.43 points.

### **5.2 Excell (UK) Limited**

The tender received Excel in the adjusted value of £198,005.80, has been reviewed and we have the following comments:

- Arithmetically correct.
- Cost & rates comparable when benchmarked against a current scheme.
- Daywork rate within expected range.
- Excel were asked to confirm what their percentage uplift is for the additional fees and licences. Excel have confirmed that there is no uplift for the traffic management as these are included in the rates, but there is a 10% uplift for Statutory Authority Licences.
- Excel were asked if we could remove their rate for the mistaken quantity element on the surface finishes schedule. They have agreed to our correction and we have adjusted the tender.
- Excel did not price for the extra over 7 day hire element for the scaffold hire, Excel have been asked to confirm that they have priced the works correctly. They have agreed & confirmed that these costs are included in their other rates.

We can confirm that the Excell tender is also compliant and, a cost score of 886.50 points is awarded.

### **5.3 FSH Group Ltd**

The tender received from FSH, in the value of £177,823.06 has been reviewed and we have the following comments:

- Arithmetically correct.
- Cost & rates comparable when benchmarked against a current scheme.
- Daywork rate within expected range.
- FSH confirmed that there would be a 10% uplift for both elements on the additional fees and licences section if they are required.
- FSH did not price the mistaken element on the surface finishes schedule hence no change & adjusted tender value

We can confirm that the FSH tender is also compliant and, a cost score of 1000.00 points is awarded.

### **5.4 Main-Pro Ltd**

The tender received from Main-Pro, in the value of £179,100.45, has been reviewed and we have the following comments:

- Arithmetically correct.
- Cost comparable when benchmarked against a current scheme.
- Daywork rate within expected range.
- Main-Pro Ltd confirmed traffic management and licenses percentage uplift fees are already included in the tendered rates. There will be no percentage uplift on these fees if they are required.
- Main-Pro have agreed we could correct error mistaken quantity element on the surface finishes schedule. They have agreed to with our changes & correction and we have therefore adjusted their tender.

We can confirm that the Main-Pro tender is also compliant and a cost score of 992.82 points is awarded.

### **5.5 Neo Property Solutions Limited**

The tender received from Neo, in the value of £199,175.98 has been reviewed and we have the following comments:

- Arithmetically correct.
- Cost and rates are comparable when benchmarked against a current scheme.
- Daywork rate within expected range.
- Neo Property Solution Ltd confirmed traffic management and licenses percentage uplift fees are already included in the tendered rates. There will be no percentage uplift on these fees if they are required.

- Neo Property Solution Ltd have agreed we could change and correct the error on the surface finishes schedule. They have agreed to with our figures and we have therefore adjusted their tender.

We can confirm that the Neo tender is also compliant and, a cost score of 879.92 points is awarded.

#### **5.6 Cornel Building Services**

The tender received from Cornel, in the value of £206,114.30, has been reviewed and we have the following comments:

- Arithmetically correct.
- Cost & rates are high when benchmarked against a current scheme. Example Remove paper/ tile leave clean to receive new coatings rate of £17.94 is high in the surface finishes.
- Daywork rate was below the expected range.
- Cornel confirmed that the cells were not active to input any values, and that there was no percentage uplift for both elements on the additional fees and licences section. These have been included in their rates.
- Cornel have agreed we could change and correct the error on the surface finishes schedule. They have agreed to with our figures and we have therefore adjusted their tender

Cornel Building Services tender is a compliant tender. They receive a total score of 840.73 points.

#### **5.7 Walter West Builders Ltd**

The tender received from Walter West, in the value of £191,034.35 has been reviewed and we have the following comments:

- Arithmetically correct.
- Cost & rates are comparable when benchmarked against a current scheme.
- Daywork rate within expected range.
- Walter confirmed traffic management and licenses percentage uplift fees are already included in the tendered rates. There will be no percentage uplift on these fees if they are required
- Walter have agreed we could change and correct the error on the surface finishes schedule. They have agreed to with our figures and we have therefore adjusted their tender

The Walter West tender is a compliant tender. They receive a total score of 925.71 points.

## 6.0 Tender Analysis Summary

The seven tender submissions as listed below.

<b>Tenderer</b>	<b>£</b>	<b>Points</b>
Aspect Building Solutions Ltd	204,241.91	851.43
Excell (UK) Limited	198,005.80	818.32
FSH Group Ltd	177,823.06	1000.00
Main-Pro Ltd	179,100.45	992.82
Neo Property Solutions Limited	199,175.98	879.92
Cornel Building Services	206,144.30	840.73
Walter West Builders Ltd	191,034.35	925.71

## 7.0 Recommendation

As detailed in the Tender Documentation, tenders are evaluated on price only with 1000 points awarded to the lowest tenderer.

<b>Tenderer</b>	<b>Price Score</b>	<b>Rank</b>
FSH Group Ltd	1000.00	1
Main-Pro Ltd	992.82	2
Walter West Builders Ltd	925.71	3
Excell (UK) Limited	886.50	4
Neo Property Solution Limited	879.92	5
Aspect Building Solution	851.43	6
Cornel Building Services	840.73	7

From the price analysis we recommend that the contractors ranked from 1 to 7 are appointed to carry out the non-housing maintenance works.

The following seven contractors should be appointed to the framework contracts for Non-Housing Maintenance works from January 2020.

1. **FSH**
2. **Main-Pro**
3. **Walter West Builders**
4. **Excel**
5. **Neo Property Solutions**
6. **Aspect Building Solutions**
7. **Cornel Building Services**