

**NORTH SOMERSET COUNCIL
DECISION**

DECISION OF THE EXECUTIVE MEMBER FOR HUMAN RESOURCES,
ASSET MANAGEMENT, CAPITAL PROGRAMME AND TRANSFORMATION
PROGRAMME
WITH ADVICE FROM:
THE SECTION 151 OFFICER OF THE COUNCIL,
CORPORATE SERVICES DIRECTORATE

**DECISION NO: CSD 88****SUBJECT: APPROVAL OF PRICE/ QUALITY MODEL FOR THE PROPERTY
COMPLIANCE CONTRACT****BACKGROUND:**

North Somerset Council wish to appoint a contractor to carry out the Property Compliance Contract. This contract will include Periodic Maintenance, Testing, Inspection, Reporting and Management services to mechanical, electrical and building fabric installations for premises within the district area. The intention will be to offer this arrangement to Schools and other public bodies within North Somerset District, and also allow to other public sector bodies within the South West Region.

The cyclical and periodic maintenance works required will be broken down into a number of specific modules related to individual built assets. This will cover all mechanical, electrical and building fabric elements on the various premises and will be delivered under this one single contract.

The value of the works is estimated at approximately £12,000,000 over the entire life of the contract. The contract duration is a three year framework agreement with the possibility of extension by one year.

The form of contract to be used is the NEC3 Term Services Contract 2005.

This framework arrangement will be a call off contract. The Council intends to use this arrangement for all of its non-school premises. It also intends to offer this contract as a traded service arrangement to schools, academies and other public bodies within the district and also other public sector bodies across the South West.

INVITATION TO TENDER DOCUMENT

Due to the nature and value of the works, an Open process will be conducted following North Somerset Council Contract Standing Orders, via advertisement on the Supplying the South west portal and Official Journal of the European Union (OJEU).

The tender is being considered on a MEAT (most economically advantageous tender) basis using a price quality matrix.

DECISION:

To approve the price/ quality matrix ratio of 50% in respect of quality and 50% in respect of price for the Property Compliance Contract.

To approve the use of the following quality criteria for the Property Compliance Contract.

	<u>Primary Quality Criteria</u>	<u>Weighting %</u>
1	Proposals for managing the contract	30%
2	Team Organisation	20%
3	Technical Suitability for the contract	35%
4	Sources to be provided by external sources	15%

Reasons:

1. To ensure that the Council remains compliant in its statutory landlord and employer duties in respect of the property estate.
2. Reduced costs of procurement.
3. Improve efficiency of property governance arrangements.
4. Act as a vehicle to continue to trade compliance related services to Schools, academies and extend that offering to other Public Sector bodies.

Other Alternatives Considered:

N/a

Financial Implications

These works and services will be funded out of existing and future capital and revenue project budgets.

Implications for Future Years:

N/a

Signed :

Cllr David Pasley
Executive Member for Human Resources, Asset Management, Capital Programme
and Transformation programme

Dated:

Signed:

Malcolm Coe
Section 151 Officer, North Somerset Council

Dated: