



## Maintenance of Heating and Air Conditioning Services

**Committee** Chairs Committee

**Date of meeting** 15 May 2020

**Date of report** 1 May 2020

### Report by Assistant Chief Executive

#### 1. Object of report

To recommend the approval of a 5-year contract for the maintenance of heating and air conditioning services, including Fire Dampers, to B Dacs Ltd.

#### 2. Background

SPT currently has a heating and air conditioning preventative and remedial maintenance contract with B Dacs Ltd. The current contract commenced in 2017 and is due to expire in July 2020.

On 13 December 2019 SPT issued the ITT for a new 5-year replacement contract. Fire dampers were installed in Subway stations as part of the Subway station upgrade programme and as these are part of the ventilation system a decision was taken to include all Fire Dampers at Subway stations into this contract. The Subway Engineering Department, as defined 'asset owners' of key Subway infrastructure, have been fully kept involved by Customer Standards / Facilities in the technical elements of this tender and selection process.

The purpose of this contract is to preserve and maintain performance of these assets, to ensure reliable operation and achieve prolonged life of the equipment whilst reducing the number of reactive call outs.

#### 3. Outline of proposals

Due to the estimated value of this contract it was agreed to issue an open OJEU Tender in accordance with the Public Contracts (Scotland) Regulations 2015. SPT offered an optional site visit for tenderers to provide insight into the various working environments.

SPT invited contractors to tender for a five-year contract. As noted, the services included within the scope are to maintain SPT's estate of heating, air conditioning and fire damper systems. The tender sought costs based on the current planned maintenance frequencies. Further costs were sought for reactive call out rates.

Two compliant tender responses were received by SPT. Suppliers who declined to bid advised that this was due to lack of bidding resource, current work commitments and one supplier was unable to deliver all services. The compliant tenders were evaluated against pre-determined award criteria (defined in the tender documentations) in order to determine the Most Economically Advantageous Tender (MEAT).

For the purpose of evaluation, weightings were 60% quality and 40% price. The quality score was assessed by a multi-disciplinary evaluation panel from within SPT. The evaluation criteria consisted of Methodology, Management Reporting, Community Benefits, Continuous Improvement and Innovations.

Both tenderers were able to demonstrate the expertise necessary to provide SPT with the confidence that they could deliver the maintenance of heating and air conditioning services including fire dampers, to the required quality, in line with industry standards and taking into account the specific demands of the Subway environment.

However, B Dacs Ltd scored more favourably in the methodology section.

Supplier Name	Total	Quality Score	Price Score	Total Price & Quality	Ranking
B Dacs Ltd	£238,731	60	38	98	1
Alba Facilities Services Ltd	£228,890	48	40	88	2

#### 4. Conclusions

The current contract with B Dacs Ltd for the maintenance of heating and air conditioning services expires in July 2020. There is an ongoing requirement for such a service within the SPT estate to ensure the efficient, reliable and safe operations of these assets.

The most economically advantageous tenderer was B Dacs Ltd who scored the highest on the combined score of 98. The contract cost of £238,731 includes an estimate for reactive callouts for the 5-year duration of the contract. Effective management will be in place to ensure that call outs against the contract are delivered efficiently and within the approved budget.

#### 5. Committee action

The committee is recommended to approve the award of the contract for the provision of Maintenance of Heating and Air Conditioning services, including Fire Dampers services, to B Dacs Ltd for £238,731.

#### 6. Consequences

Policy consequences	<i>None identified.</i>
Legal consequences	<i>Contract will be awarded subject to stipulated terms and conditions and agreed schedule of damages</i>
Financial consequences	<i>The annual costs of this contract can be contained within the approved 2020/21 revenue budget.</i>
Personnel consequences	<i>None directly.</i>
Equalities consequences	<i>None directly.</i>
Risk consequences	<i>This is an important /critical service for the ongoing operation of the SPT estate.</i>

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**Title** Assistant Chief Executive

**Name** Gordon MacLennan  
**Title** Chief Executive

For further information, please contact *Michael Ferrie, Customer Services and Security Manager on extension 3276.*