

STANDBY FIXED GENERATOR INSTALLATION - CLOONAVIN AND MOBILE GENERATOR FOR BUSINESS CONTINUITY & EMERGENCY RESPONSE TO SERVE OTHER COUNCIL FACILITIES	4th September 2018
TO: ENVIRONMENTAL SERVICES COMMITTEE	
FOR DECISION	

Linkage to Council Strategy (2015-19)	
Strategic Theme	Protecting and Enhancing Our Environments and Assets
Outcome	Continuation of Operations from Civic Headquarters and other designated Council building to provide Emergency Rest facilities in the event of an electrical power failure
Lead Officer	Head of Health & Built Environment
Cost: (If applicable)	£94,620.00

Further to Council Minute CM 171128 7.1, the purpose of this report is to consider the tender returns with respect to the above. The recommendation approved at that time was to progress the purchase of a static stand-by generator for Cloonavin and to include the investigation of connection tails at a number of key locations and that the council explore the opportunity that exists to sell generator capacity to third parties and to feed into the grid as and when required.

The original estimate for this work based on two locations (Cloonavin & Riada House) was £130,000.00.

A successful application was made via the Northern Emergency Planning Group for the purchase of a mobile generator which can be deployed at various locations should the need arise and where suitable connections have been provided in advance and a permanent generator. The grant award was to the value of £26,000.00 and covered the purchase price of both generators and a trailer. The mobile equipment will be made available for any of the councils within the NEPG to use in the event of an emergency.

A tendering process was conducted in relation to the mechanical, electrical and Civil Engineering works to facilitate a mobile generator and permanent fixed position generator at a number of council sites as follows:

- a. Riada House, Ballymoney, (mobile generator connection)
- b. Limavady Council Offices, (minor works to existing mobile generator connection point)
- c. Cloonavin HQ, Coleraine (installation of permanent generator)
- d. Dungiven Sports Complex, (minor works to existing mobile generator connection point)

A copy of the tender procedure and analysis report may be found at Appendix 1 to this item. It should be noted that the tender price is approximately £35,000 below that estimated.

Members may be aware of a recent power interruption incident (June 2018) where the mains supply failed at civic headquarters for approximately half a day and demonstrating the acute need for standby generator.

Consideration was given to the opportunity that exists to sell generator capacity to third parties and to feed into the grid as and when required. Primarily on the grounds that there is no capacity to do so, this is not possible. Additionally, such an option would have incurred additional running and maintenance costs, the additional mechanical stress to the equipment and the major electrical upgrade required, making it not economically viable.

Recommendation

It is recommended that the submitted tendered total of the prices figure of **£94,620.00** as submitted by Messrs. **Active Maintenance Solutions Limited** be approved.

TENDER PROCEDURE & ANALYSIS REPORT

FOR

**Mechanical, Electrical and Civil Engineering works to facilitate Mobile
and Permanent Generators at various Council facilities**

Date: - 26th July 2018

Author: - Mr. Brendan O'Hara, Cogan and Shackleton LLP

Authorised by: - Mr. Wayne Hall, Capital Projects Officer

Introduction:-

This document provides detail of the Tender Process conducted by Cogan and Shackleton LLP, in relation to Mechanical, Electrical & Civil Engineering works to facilitate a Mobile Generator & Permanent fixed position Generator at various Council Sites.

Council sites being as follows:-

- a. Riada House, Ballymoney, (mobile generator connection)
- b. Limavady Council Offices, (minor works to existing mobile generator connection point)
- c. Cloonavin HQ, Coleraine, (installation of permanent generator)
- d. Dungiven Sports Complex, (minor works to existing mobile generator connection point)

The procurement of a Main Contractor for the above referred to project, comprised of a 2-stage tender process, as detailed below.

1. Pre-Qualification Questionnaire, (PQQP) – Stage 1, as detailed within Appendix A.

The criteria of this tender element, was based on the following:-

- **Section 1:-** Mandatory Information, such as:-
 1. Insurances
 2. Accreditations
 3. Declarations
- **Section 2:-** 2no Quality Questions, consisting of:-
 1. Experience of 2no. Relevant previous projects carried out in the last 7-years.
 2. Health & Safety – how the Contractor intends to implement and manage H&S on each site.

Section No.1 & 2 of PQQ being based on Pass / Fail.

2. Invitation to Tender – As detailed within Appendix B.

- Most Economically Advantageous Tenderer, (a maximum Cost Score of 100% applies to this section).

APPENDIX A
Pre-Qualification Questionnaire Pack, (PQQP)

General Information:-

Tender documentation consisting of 5no. 'LOTS' were sent out to various Building, Mechanical & Electrical Contractors in Northern Ireland.

Of the companies who received documentation for this tender competition, only 2 no. returned a tender Pack for assessment, those are as listed below:-

1. Active Maintenance Solutions Limited
2. P&L Electrics

An assessment panel was formed, consisting of persons as detailed in Table 1A below.

Table 1A

Name	Organisation
Mr. Wayne Hall, Capital Projects Officer & Lead Consultancy Role	Causeway Coast & Glens Borough Council
Mr Brendan O'Hara, (M&E Engineers)	Cogan and Shackleton LLP
Mr. Martin Campbell, Energy Officer	Causeway Coast & Glens Borough Council

ASSESSMENT OF PART 1 QUALITY SUBMISSION

Table 1A, (Quality Questions & Supporting evidence – Section 2):

Contractor Name	Q1 Demonstration of 2no. relevant previous projects conducted in the last 7-years	Q2 Health & Safety measures to be implemented when carrying this project out	Declarations	Conclusion / Comments
Active Maintenance Solutions Limited	Pass	Pass	Pass	Pass
P&L Electrics	Fail	N.A-Was not assessed as they failed Q1		Fail

Notes:

As P&L Electrics failed to provide sufficient evidence that they have successfully completed 2 no. projects of a similar nature, scale and complexity within the past 7 years the remaining sections of their submission were not assessed.

P&L Electrics will not pass through to the cost assessment section, (ITT).

APPENDIX B
Invitation to Tender, (ITT)

ASSESSMENT OF SECTION 2 – COMMERCIAL SUBMISSION

Within this section we assemble the full range of tender figures submitted by various bidders who demonstrated that they had sufficient experience to complete the works under this project.

Please refer to tables below for bids submitted, Most Economically Advantageous Tender submission descending.

Table 3A

Lot 1 Civic Head Quarters, Cloonavin, Coleraine

Contractor Name	Tendered Price	Score out of 100%	Rank
Active Maintenance Solutions Limited	£65,340.00	100%	1

Lot 3 Riada House, Ballymoney

Contractor Name	Tendered Price	Score out of 100%	Rank
Active Maintenance Solutions Limited	£22,840.00	100%	1

Lot 5 Limavady Council offices & Dungiven Sports Pavilion, Limavady Area

Contractor Name	Tendered Price	Score out of 100%	Rank
Active Maintenance Solutions Limited	£6,440.00	100%	1

Cogan and Shackleton LLP's Experience of the proposed contractor:-

Messrs. AMS Limited have conducted several projects in association with Cogan and Shackleton LLP in the past and we are therefore satisfied that they can deliver this project on time and within budget.

It is recommended that the submitted tendered total of the prices figure of **£94,620.00** as submitted by Messrs. **AMS Limited** be approved.