

## **Maintenance of Heating and Air Conditioning Systems, Building Management Systems and Fire Dampers – award of contract**

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**Date of meeting** 25 April 2025

**Date of report** 9 April 2025

### **Report by Director of Transport Operations**

#### **1. Object of report**

To recommend the approval of a five-year contract for the Maintenance of Heating and Air Conditioning Systems, Building Management Systems (BMS) and Fire Dampers to B-Dacs Limited.

#### **2. Background to report**

SPT currently has a preventative and remedial maintenance contract for these services which is due to expire in June 2025. The objective of this procurement exercise was to engage a suitable Contractor to maintain SPT's Heating and Air Conditioning Systems, Building Management Systems and Fire Dampers to prolong the life of the assets and reduce reactive repair requirements. This contract should also enable SPT to predict obsolescence within the assets and move to sustainably powered units.

#### **3. Outline of proposals**

The estimated value and sensitive nature of some of the assets dictated that a restricted two stage tender process was held in accordance with the Public Contracts (Scotland) Regulations 2015. An advert was openly published in the UK wide Find a Tender Service and all bids received were vetted to ensure they were legally, financially and technical suitable to be invited to tender for the contract issued. A total of six companies were ultimately invited tender, with one company withdrawing early in the process due to lack of resources.

By the date of tender return, a total of five tender responses were received which were then evaluated against pre-determined criteria based on a combination of both price and quality of service.

All bids met the minimum standards required for Service and were scored using the methodology described in the tender, however two were set aside for commercial reasons as neither had provided a compliant fixed cost and instead contained caveats that they were unwilling to remove.

The remaining three submissions were reviewed and scored by the evaluation panel, the results of which are shown in the table below:

Supplier name	Quality Score	Price Score	Total Price + Quality	Ranking
B-Dacs Limited	40	59	99	1
ECG Building Maintenance Ltd (T/A) ECG Facilities Services Limited	14	60	74	2
GSH Facilities Management Limited	22	48	70	3

#### 4. Committee action

The Committee is recommended to award the contract for the provision of Maintenance of Heating and Air Conditioning, Building Management Systems and Fire Dampers services to B-Dacs Limited for an estimated value of £720,557 for the five-year duration to include CPI increases.

#### 5. 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 2025/2026 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 on-going operation of the SPT estate.</i>
Climate Change, Adaptation & Carbon consequences	<i>Over the course of this contract the heating systems are intended to transition from Gas to Electricity.</i>

**Name** Richard Robinson  
**Title** **Director of Transport Operations**

**Name** Valerie Davidson  
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For further information, please contact *Richard Robinson* Director of Transport Operations on 0141 333 3481.