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Contract

## **Measured Term Contract for Re-Roofing, Re-Rendering and Insulation Works 2020 - 2025**

North Lanarkshire Council

F03: Contract award notice

Notice identifier: 2021/S 000-004707

Procurement identifier (OCID): ocids-h6vhtk-0299d4

Published 9 March 2021, 2:32pm

### **Section I: Contracting authority**

#### **I.1) Name and addresses**

North Lanarkshire Council

Civic Centre, Windmillhill Street

Motherwell

ML1 1AB

#### **Contact**

Head of Asset & Procurement Solutions (Infrastructure)

#### **Email**

[CorporateProcurement@northlan.gov.uk](mailto:CorporateProcurement@northlan.gov.uk)

#### **Telephone**

+44 1698403876

#### **Fax**

+44 1698275125

**Country**

United Kingdom

**NUTS code**

UKM84 - North Lanarkshire

**Internet address(es)**

Main address

<http://www.northlanarkshire.gov.uk>

Buyer's address

[https://www.publiccontractsscotland.gov.uk/search/Search\\_AuthProfile.aspx?ID=AA00010](https://www.publiccontractsscotland.gov.uk/search/Search_AuthProfile.aspx?ID=AA00010)

**I.4) Type of the contracting authority**

Regional or local authority

**I.5) Main activity**

General public services

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## **Section II: Object**

### **II.1) Scope of the procurement**

#### **II.1.1) Title**

Measured Term Contract for Re-Roofing, Re-Rendering and Insulation Works 2020 - 2025

Reference number

HO RF 19 048/ NLC-CPT-20-005

#### **II.1.2) Main CPV code**

- 45260000 - Roof works and other special trade construction works

#### **II.1.3) Type of contract**

Works

#### **II.1.4) Short description**

Planned re-roofing, re-rendering & insulation works to Council owned, owner-occupier and private sector domestic properties throughout the North Lanarkshire Council area. Contractors will be required to provide detailed individual property cost estimates for private owners prior to such works being instructed. Property types will be varied.

Lot 1 may be subject to Scottish Government Funding (HEEPS:ABS) and the contractor will be responsible for securing the participation of private owners and subsequent agreements to any project works.

Works within this tender include those which may qualify for a funding subsidy via the Energy Companies Obligation (ECO). Contractors are expected to have an ECO partner, such as a utility, to maximise this funding opportunity.

Additional details provided under II.2.4 Description of the procurement.

#### **II.1.6) Information about lots**

This contract is divided into lots: Yes

#### **II.1.7) Total value of the procurement (excluding VAT)**

Value excluding VAT: £60,000,000

## **II.2) Description**

### **II.2.1) Title**

Re-Roofing, Re-Rendering & Insulation Works (including HEEPS ABS)

Lot No

1

### **II.2.2) Additional CPV code(s)**

- 45260000 - Roof works and other special trade construction works
- 45320000 - Insulation work
- 45321000 - Thermal insulation work
- 45410000 - Plastering work

### **II.2.3) Place of performance**

NUTS codes

- UKM84 - North Lanarkshire

Main site or place of performance

Across the geographical boundaries of North Lanarkshire Council area.

### **II.2.4) Description of the procurement**

The following information is intended as an overview to assist Candidates in making an informed decision as to whether to submit a Request to Participate(RTP) in this procurement.

The full scope of the proposed Contract will be in the Invitation to Tender(ITT)issued by the Council to Candidates shortlisted to progress to the award stage of the procurement process.

The scope of the proposed Contract includes, but is not limited to:

- erecting and dismantling scaffolding;
- removing defective roof coverings and disposing;
- removal of redundant chimney stacks;

- aerial alterations;
- repairing roof coverings; renewing roof coverings (i.e. tiles);
- associated repairs/replacement (e.g. rafters, sarking, fascia's, verges, roof lights etc.);
- associated leadwork repairs and replacement;
- investigating and repairing roof leaks generally;
- asbestos surveys;
- asbestos removal;
- making good internal finishings (e.g. plasterboard ceilings etc.);
- repairing/replacing rainwater goods;
- cleaning out gutters and downpipes;
- painterwork (e.g. fascias, gutters - including potential high level);
- insulation boarding
- all other associated roof accessories;
- replacement of flat roof materials (e.g. felt, liquid plastic);
- removing existing render;
- renewing render to external walls;
- all enabling works to facilitate render installation;
- provision of canopies;
- scoping of cavities to establish what measures are required;
- extraction of existing cavity wall fill;
- external wall insulation (EWI);
- cavity wall insulation;

- internal wall insulation;
- under floor insulation;
- room in roof insulation;
- insulation to non-traditional property types;
- securing energy company obligation (ECO) funding where appropriate;
- surveying properties to determine suitability for

insulation measures;

- provision of Energy Performance Certificates (EPC) for domestic properties (successful contractor will be required to be accredited to undertake these surveys.
- liaise as necessary and obtain all warrants to allow the Works to proceed (e.g. building warrants, demolition warrants for chimneys);
- liaise as necessary with utility companies (e.g. BT) in respect of alterations/repositioning necessary to facilitate the Works;

Works within this tender include those which may qualify for a funding subsidy via the Energy Companies Obligation (ECO). Contractors will therefore be required to have an ECO partner, such as a utility, to maximise this funding opportunity. The contractor will be required to claim ECO funding for eligible properties under the criteria set out in the OFGEM criteria, the ECO funding subsidy should be subsequently discounted from their payment applications/invoices submitted to the Council (with a breakdown of the funding claimed to facilitate transparency of funding);

The Contractor will be required to undertake associated tenant/occupant/owner engagement/liaison, eligibility confirmation checks and the required administrative function in the manner prescribed by the Council.

Some of the Works will be funded via the Scottish Government's Home Energy Efficiency Programme Scotland (HEEPS: ABS). The Contractor will be required to take cognisance of ECO and PAS 2035. He will be responsible for securing the participation of private owners and subsequent agreements/contractual arrangements for any project works will be between contractor and owner.

Additional requirements are included under Re-Roofing, Re-Rendering and Insulation - Additional Information document 1.

It is anticipated that the Council will award one contractor to each Lot for this proposed contract.

Candidates can bid for all lots, however they can only be successful in one. Lots will be evaluated in numerical order. In the event that tenderers bid for more than one lot then, should they be successful in the first lot evaluated, they will be excluded from the remaining lot(s) and so on.

#### **II.2.5) Award criteria**

Quality criterion - Name: Quality / Weighting: 40%

Price - Weighting: 60%

#### **II.2.11) Information about options**

Options: No

#### **II.2.13) Information about European Union Funds**

The procurement is related to a project and/or programme financed by European Union funds: No

#### **II.2.14) Additional information**

Candidates should read and refer to the Invitation to Participate (ITP). Failure to comply with the instructions contained within the ITP may result in a Candidate's submission being rejected.

Economic operators may be excluded from this competition if they are in any of the situations referred to in Regulation 58 of the Public Contracts (Scotland) Regulations 2015.

### **II.2) Description**

#### **II.2.1) Title**

Re-Roofing, Re-Rendering & Insulation Works

Lot No

2

#### **II.2.2) Additional CPV code(s)**

- 45260000 - Roof works and other special trade construction works
- 45320000 - Insulation work
- 45321000 - Thermal insulation work
- 45410000 - Plastering work

### **II.2.3) Place of performance**

NUTS codes

- UKM84 - North Lanarkshire

Main site or place of performance

Across the geographical boundaries of North Lanarkshire Council area.

### **II.2.4) Description of the procurement**

The following information is intended as an overview and to assist Candidates in making an informed decision as to whether to submit a Request to Participate(RTP) in this procurement.

The full scope of the proposed Contract will be in the Invitation to Tender(ITT)issued by the Council to Candidates shortlisted to progress to the award stage of the procurement process.

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- erecting and dismantling scaffolding;
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- removal of redundant chimney stacks;
- aerial alterations;
- repairing roof coverings; renewing roof coverings (i.e. tiles);
- associated repairs/replacement (e.g. rafters, sarking, fascia's, verges, roof lights etc.);
- associated leadwork repairs and replacement;
- investigating and repairing roof leaks generally;



- asbestos surveys;
- asbestos removal;
- making good internal finishings (e.g. plasterboard ceilings etc.);
- repairing/replacing rainwater goods;
- cleaning out gutters and downpipes;
- painterwork (e.g. fascias, gutters - including potential high level);
- insulation boarding
- all other associated roof accessories;
- replacement of flat roof materials (e.g. felt, liquid plastic);
- removing existing render;
- renewing render to external walls;
- all enabling works to facilitate render installation;
- provision of canopies;
- scoping of cavities to establish what measures are required;
- extraction of existing cavity wall fill;
- external wall insulation (EWI);
- cavity wall insulation;
- internal wall insulation;
- under floor insulation;
- room in roof insulation;
- insulation to non-traditional property types;
- securing energy company obligation (ECO) funding where appropriate;

- surveying properties to determine suitability for

insulation measures;

- provision of Energy Performance Certificates (EPC) for domestic properties (successful contractor will be required to be accredited to undertake these surveys.

- liaise as necessary and obtain all warrants to allow the Works to proceed (e.g. building warrants, demolition warrants for chimneys);

- liaise as necessary with utility companies (e.g. BT) in respect of alterations/repositioning necessary to facilitate the Works;

Works within this tender include those which may qualify for a funding subsidy via the Energy Companies Obligation (ECO). Contractors will therefore be required to have an ECO partner, such as a utility, to maximise this funding opportunity. The contractor will be required to claim ECO funding for eligible properties under the criteria set out in the OFGEM criteria, the ECO funding subsidy should be subsequently discounted from their payment applications/invoices submitted to the Council (with a breakdown of the funding claimed to facilitate transparency of funding);

The Contractor will be required to take cognisance of ECO and PAS 2035.

Additional requirements are included under Re-Roofing, Re-Rendering and Insulation - Additional Information document 1.

It is anticipated that the Council will award one contractor to each Lot for this proposed contract.

Candidates can bid for all lots, however they can only be successful in one. Lots will be evaluated in numerical order. In the event that tenderers bid for more than one lot then, should they be successful in the first lot evaluated, they will be excluded from the remaining lot(s) and so on.

#### **II.2.5) Award criteria**

Quality criterion - Name: Quality / Weighting: 40%

Price - Weighting: 60%

#### **II.2.11) Information about options**

Options: No

### **II.2.13) Information about European Union Funds**

The procurement is related to a project and/or programme financed by European Union funds: No

### **II.2.14) Additional information**

Candidates should read and refer to the Invitation to Participate (ITP). Failure to comply with the instructions contained within the ITP may result in a Candidate's submission being rejected.

Economic operators may be excluded from this competition if they are in any of the situations referred to in regulation 58 of the Public Contracts (Scotland) Regulations 2015.

## **II.2) Description**

### **II.2.1) Title**

Re-Roofing, Re-Rendering and Insulation Works

Lot No

3

### **II.2.2) Additional CPV code(s)**

- 45260000 - Roof works and other special trade construction works
- 45320000 - Insulation work
- 45321000 - Thermal insulation work
- 45410000 - Plastering work

### **II.2.3) Place of performance**

NUTS codes

- UKM84 - North Lanarkshire

Main site or place of performance

Across the geographical boundaries of North Lanarkshire Council area.

### **II.2.4) Description of the procurement**

The following information is intended as an overview and to assist Candidates in making

an informed decision as to whether to submit a Request to Participate(RTP) in this procurement.

The full scope of the proposed Contract will be in the Invitation to Tender(ITT)issued by the Council to Candidates shortlisted to progress to the award stage of the procurement process.

The scope of the proposed Contract includes, but is not limited to:

- erecting and dismantling scaffolding;
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- aerial alterations;
- repairing roof coverings; renewing roof coverings (i.e. tiles);
- associated repairs/replacement (e.g. rafters, sarking, fascia's, verges, roof lights etc.);
- associated leadwork repairs and replacement;
- investigating and repairing roof leaks generally;
- asbestos surveys;
- asbestos removal;
- making good internal finishings (e.g. plasterboard ceilings etc.);
- repairing/replacing rainwater goods;
- cleaning out gutters and downpipes;
- painterwork (e.g. fascias, gutters - including potential high level);
- insulation boarding
- all other associated roof accessories;
- replacement of flat roof materials (e.g. felt, liquid plastic);
- removing existing render;

- renewing render to external walls;
- all enabling works to facilitate render installation;
- provision of canopies;
- scoping of cavities to establish what measures are required;
- extraction of existing cavity wall fill;
- external wall insulation (EWI);
- cavity wall insulation;
- internal wall insulation;
- under floor insulation;
- room in roof insulation;
- insulation to non-traditional property types;
- securing energy company obligation (ECO) funding where appropriate;
- surveying properties to determine suitability for insulation measures;
- provision of Energy Performance Certificates (EPC) for domestic properties (successful contractor will be required to be accredited to undertake these surveys.
- liaise as necessary and obtain all warrants to allow the Works to proceed (e.g. building warrants, demolition warrants for chimneys);
- liaise as necessary with utility companies (e.g. BT) in respect of alterations/repositioning necessary to facilitate the Works;

Works within this tender include those which may qualify for a funding subsidy via the Energy Companies Obligation (ECO). Contractors will therefore be required to have an ECO partner, such as a utility, to maximise this funding opportunity. The contractor will be required to claim ECO funding for eligible properties under the criteria set out in the OFGEM criteria, the ECO funding subsidy should be subsequently discounted from their payment applications/invoices submitted to the Council (with a breakdown of the funding claimed to facilitate transparency of funding);

The Contractor will be required to take cognisance of ECO and PAS 2035.

Additional requirements are included under Re-Roofing, Re-Rendering and Insulation - Additional Information document 1.

It is anticipated that the Council will award one contractor to each Lot for this proposed contract.

Candidates can bid for all lots, however they can only be successful in one. Lots will be evaluated in numerical order. In the event that tenderers bid for more than one lot then, should they be successful in the first lot evaluated, they will be excluded from the remaining lot(s) and so on.

#### **II.2.5) Award criteria**

Quality criterion - Name: Quality / Weighting: 40%

Price - Weighting: 60%

#### **II.2.11) Information about options**

Options: No

#### **II.2.13) Information about European Union Funds**

The procurement is related to a project and/or programme financed by European Union funds: No

#### **II.2.14) Additional information**

Candidates should read and refer to the Invitation to Participate (ITP). Failure to comply with the instructions contained within the ITP may result in a Candidate's submission being rejected.

Economic operators may be excluded from this competition if they are in any of the situations referred to in regulation 58 of the Public Contracts (Scotland) Regulations 2015.

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## **Section IV. Procedure**

### **IV.1) Description**

#### **IV.1.1) Type of procedure**

Restricted procedure

#### **IV.1.8) Information about the Government Procurement Agreement (GPA)**

The procurement is covered by the Government Procurement Agreement: Yes

### **IV.2) Administrative information**

#### **IV.2.1) Previous publication concerning this procedure**

Notice number: [2020/S 046-109625](#)

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## **Section V. Award of contract**

### **Lot No**

1

### **Title**

Re-Roofing, Re-Rendering & Insulation Works (including HEEPS ABS)

A contract/lot is awarded: Yes

### **V.2) Award of contract**

#### **V.2.1) Date of conclusion of the contract**

5 March 2021

#### **V.2.2) Information about tenders**

Number of tenders received: 5

Number of tenders received from SMEs: 4

Number of tenders received from tenderers from other EU Member States: 0

Number of tenders received from tenderers from non-EU Member States: 0

Number of tenders received by electronic means: 0

The contract has been awarded to a group of economic operators: No

**V.2.3) Name and address of the contractor**

Procast Building Contractors Ltd

20 Anderson Street

Airdrie

ML6 0AA

Telephone

+44 7799862737

Country

United Kingdom

NUTS code

- UKM95 - South Lanarkshire

The contractor is an SME

Yes

**V.2.4) Information on value of contract/lot (excluding VAT)**

Total value of the contract/lot: £32,500,000



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## **Section V. Award of contract**

### **Lot No**

2

### **Title**

Re-Roofing, Re-Rendering & Insulation Works

A contract/lot is awarded: Yes

### **V.2) Award of contract**

#### **V.2.1) Date of conclusion of the contract**

5 March 2021

#### **V.2.2) Information about tenders**

Number of tenders received: 4

Number of tenders received from SMEs: 4

Number of tenders received from tenderers from other EU Member States: 0

Number of tenders received from tenderers from non-EU Member States: 0

Number of tenders received by electronic means: 0

The contract has been awarded to a group of economic operators: No

#### **V.2.3) Name and address of the contractor**

Ailsa Building Contractors Ltd

251 Dundyvan Road

Coatbridge

ML5 4AU

Telephone

+44 1236422615

Fax

+44 1236602623

Country

United Kingdom

NUTS code

- UK - UNITED KINGDOM

The contractor is an SME

Yes

#### **V.2.4) Information on value of contract/lot (excluding VAT)**

Total value of the contract/lot: £17,500,000

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## **Section V. Award of contract**

### **Lot No**

3

### **Title**

Re-Roofing, Re-Rendering and Insulation Works

A contract/lot is awarded: Yes

### **V.2) Award of contract**

#### **V.2.1) Date of conclusion of the contract**

5 March 2021

#### **V.2.2) Information about tenders**

Number of tenders received: 4

Number of tenders received from SMEs: 4

Number of tenders received from tenderers from other EU Member States: 0

Number of tenders received from tenderers from non-EU Member States: 0

Number of tenders received by electronic means: 0

The contract has been awarded to a group of economic operators: No

**V.2.3) Name and address of the contractor**

GMG Contractors Ltd

142 Swinton Road

Glasgow

G69 6DW

Telephone

+44 1417711288

Country

United Kingdom

NUTS code

- UKM82 - Glasgow City

The contractor is an SME

Yes

**V.2.4) Information on value of contract/lot (excluding VAT)**

Total value of the contract/lot: £10,000,000

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## **Section VI. Complementary information**

### **VI.3) Additional information**

#### **1. BIDDING FOR/AWARD OF LOTS**

It is anticipated that the Council will award one contractor to each Lot for this proposed contract.

Candidates can bid for all lots, however they can only be successful in one. Lots will be evaluated in numerical order. In the event that tenderers bid for more than one lot then, should they be successful in the first lot evaluated, they will be excluded from the remaining lot(s) and so on.

#### **2. TRANSFER OF UNDERTAKINGS (PROTECTION OF EMPLOYMENT) REGULATIONS 2006**

Bidders should note that it is possible that the Transfer of Undertakings (Protection of Employment) Regulations 2006 (SI 2006/246) ("TUPE") may apply to this contract.

#### **3. PROPOSED ARRANGEMENTS IN EVENT OF CONTRACTOR FAILURE**

The Council reserves the right, in the event of failure of a Contractor in an individual lot, to transfer all or part of the residual value of the lot concerned to either or both of the remaining lots.

#### **4. ESPD**

The information required in Part II of the ESPD is for information only and will therefore not be assessed. The Council may however choose not to select Candidates who cannot provide basic company information. Candidates must ensure that they submit appropriate ESPDs completed by other members of the group (if they are bidding as part of a group), others whose capacity they rely on, and known sub-contractors on whose capacity they do not rely on, to satisfy any aspect of the ESPD. Candidates unable to complete Part IV Concluding Statements may be excluded from the competition.

The complete RTP, must be submitted in accordance with instructions, and be signed by an authorised representative (i.e. company director, secretary or other person authorised to do so). If the signatory is not the Candidate then the Candidate must provide, at the time of submitting the RTP, written confirmation of the signatory's authority to submit the RTP.

Candidates must also meet the criteria set out in Part V.

Question 5.1 - The Candidate declares that: It meets the objective and non discriminatory criteria or rules to be applied in order to limit the number of Candidates by meeting the minimum criteria set out in the sections below:

- 4B.1.2;
- 4B.4;
- 4B.5.1B;
- 4B.5.2;
- 4.C.6
- 4D.1 (Quality Assurance);
- 4D.1 (Health and Safety);
- 4D.2;
- 5.1; and
- 5.2

In addition also meeting the requirements of sections 4.C.1, 4.C.6, 4.C.10 and Section 4D.

(SC Ref:646743)

## **VI.4) Procedures for review**

### **VI.4.1) Review body**

Hamilton Sheriff Court

Sheriff Court House, 4 Beckford Street

Hamilton

ML3 0BT

Email

[hamilton@scotcourts.gov.uk](mailto:hamilton@scotcourts.gov.uk)

Telephone

+44 1698282957

Country

United Kingdom

Internet address

<https://www.scotcourts.gov.uk/the-courts/court-locations/hamilton-sheriff-court>

### **VI.4.3) Review procedure**

Precise information on deadline(s) for review procedures

An economic operator that suffers, or is at risk of suffering, loss or damage attributable to a breach of duty under the Public Contracts (Scotland) Regulations 2015 or the Procurement Reform (Scotland) Act 2014, may bring proceedings in the Sheriff Court or the Court of Session.