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Opportunity

Proposed New Roof Structure & Finishing's, Insulated External Render and Associated Repairs to 54 Blackburn Type Houses, Coatbridge

North Lanarkshire Council

F02: Contract notice

Notice reference: 2021/S 000-005100

Published: 12 March 2021, 4:48pm

Section I: Contracting authority

I.1) Name and addresses

North Lanarkshire Council

Civic Centre, Windmillhill Street

Motherwell

ML1 1AB

Email

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

I.3) Communication

The procurement documents are available for unrestricted and full direct access, free of charge, at

www.publiccontractsscotland.gov.uk

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

www.publiccontractsscotland.gov.uk

I.4) Type of the contracting authority

Regional or local authority

I.5) Main activity

General public services

Section II: Object

II.1) Scope of the procurement

II.1.1) Title

Proposed New Roof Structure & Finishing's, Insulated External Render and Associated Repairs to 54 Blackburn Type Houses, Coatbridge

Reference number

HO MR 18 087 / NLC-CPT-21-017

II.1.2) Main CPV code

- 45211300 - Houses construction work

II.1.3) Type of contract

Works

II.1.4) Short description

The Council seeks to undertake major repairs to 54 two-storey, mid-terrace, end-terrace and semi-detached houses at Lomond Rd and Derwent Drive, Coatbridge, North Lanarkshire. These properties are identified as Blackburn Mark III house types, built in 1950.

These major repairs include replacement of defective steel trusses forming the existing roof structure, with replacement roof finishings and associated works to upper floors together with structural works to existing external walls. Simultaneously properties will be upgraded to improve insulation standards, working towards meeting the Scottish Government's 2030 climate change targets by increasing energy efficiency rating to Energy Performance Certificate (EPC) band B, in line with the Energy Efficiency Standard for Social Housing (EESH2).

Due to the nature of the works, existing tenants within these properties will require to be decanted in a phased manner by the successful bidder during the course of the works to 6nr nearby vacant properties.

II.1.5) Estimated total value

Value excluding VAT: £4,700,000

II.1.6) Information about lots

This contract is divided into lots: No

II.2) Description

II.2.2) Additional CPV code(s)

- 44112400 - Roof
- 44112410 - Roof frames
- 44112430 - Roof trusses
- 45260000 - Roof works and other special trade construction works
- 45232141 - Heating works
- 45331100 - Central-heating installation work
- 45311100 - Electrical wiring work
- 45311000 - Electrical wiring and fitting work
- 45310000 - Electrical installation work
- 45311200 - Electrical fitting work
- 45317000 - Other electrical installation work
- 38431200 - Smoke-detection apparatus
- 45343210 - CO2 fire-extinguishing equipment installation work
- 45223200 - Structural works
- 45000000 - Construction work
- 45210000 - Building construction work
- 45211100 - Construction work for houses
- 45211300 - Houses construction work
- 45262660 - Asbestos-removal work
- 90650000 - Asbestos removal services
- 45453100 - Refurbishment work
- 98392000 - Relocation services

II.2.3) Place of performance

NUTS codes

- UKM84 - North Lanarkshire

Main site or place of performance

Lomond Rd and Derwent Drive, Coatbridge, North Lanarkshire

II.2.4) Description of the procurement

The Council seeks to undertake major repairs to 54 two-storey, mid-terrace, end-terrace and semi-detached houses at Lomond Rd and Derwent Drive, Coatbridge, North Lanarkshire. These properties are identified as Blackburn Mark III house types, built in 1950.

These major repairs include replacement of defective steel trusses forming the existing roof structure, with replacement roof finishings and associated works to upper floors together with structural works to existing external walls. Simultaneously properties will be upgraded to improve insulation standards, working towards meeting the Scottish Government's 2030 climate change targets by increasing energy efficiency rating to Energy Performance Certificate (EPC) band B, in line with the Energy Efficiency Standard for Social Housing (EESH2).

Due to the nature of the works, existing tenants within these properties will require to be decanted in a phased manner by the successful bidder during the course of the works to 6nr nearby vacant properties.

The scope of the proposed works includes the following:

- removal and replacement of existing lightweight steel framed structural roof with new timber trussed roof structure (Contractor's Design Portion) and replacement roof coverings;
- removal and replacement of existing upper floor partitions (tied to roof structure) including doors, ceilings, ceiling insulation and upper floor heating installations;
- full rewiring of properties including hard-wired smoke and CO2 detectors;
- structural integrity works (ties and straps) to existing external brick cavity walls;
- replacement thermally efficient UPVC windows and external doors (windows upgraded to triple glazed);
- new external wall insulated render system;
- replacement gutters and downpipes;
- decanting existing tenants to 6nr nearby vacant properties; and
- asbestos surveying and removal.

II.2.5) Award criteria

Quality criterion - Name: Quality Criterion / Weighting: 40%

Price - Weighting: 60%

II.2.6) Estimated value

Value excluding VAT: £4,700,000

II.2.7) Duration of the contract, framework agreement or dynamic purchasing system

Duration in months

21

This contract is subject to renewal

No

II.2.9) Information about the limits on the number of candidates to be invited

Envisaged number of candidates: 5

Objective criteria for choosing the limited number of candidates:

The SPD forms part of a Candidate's Request to Participate (RTP). The SPD selection process will be carried out in two stages; Stage One: "Exclusion Grounds" (Mandatory and Discretionary) Part III of the SPD. During this first stage of the selection, the Council will determine on a pass/fail basis whether:

- a) The Candidate has submitted a complete and compliant SPD response; and
- b) Whether any of the Lead Candidates, Consortium and/or Reliance Entities (if any) fall within any of the mandatory grounds for exclusion or, in the case of the discretionary exclusion grounds, are considered ineligible at the discretion of the Council, in accordance with Part III of the SPD and Regulation 58 of the Public Contracts (Scotland) Regulations 2015.

Stage Two: "Selection Criteria - Minimum Requirements," the Council will determine a ranking (through the scoring of the SPD Responses) but only for those bids who successfully pass Stage One "Exclusion Grounds" referred to above. During this second stage of the selection, the Council will determine on a pass/fail basis whether:

Part A - the Candidate has achieved a pass for the following questions within Part IV, Selection Criteria of the SPD: 4A.1, 4A.1.1, 4B.1.1, 4B.3, 4B.4, 4B.5.1a, 4B.5.1b, 4B.5.2, 4B.5.3, 4C.6, 4C.10, 4D.1, 4D.1.1, 4D.2.

If a Candidates response is successful at Part A, then the Candidates response will be assess at Part B below.

Part B - Where the Candidate has achieved the minimum score(s) for 4C.1 within Part IV, Selection Criteria of the SPD then the sum of the weighted scores achieved by Candidates for 4C.1 will be used to rank Candidates in order from highest to lowest score to reduce the number of otherwise qualified Candidates based on that ranking.

Based on the final score ranking, the Council intends to limit the number of otherwise qualified Candidates to be selected to receive an ITT to the top five (5) Candidates, insofar as there are a sufficient number of acceptable and compliant RTP's submitted.

In the event of a tie for fifth place, all Candidates in fifth place will be selected to receive an ITT. For the avoidance of doubt, a tie for fifth place will be deemed to have occurred where two or more Candidates have identical scores taken to two decimal places.

II.2.10) Information about variants

Variants will be accepted: No

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

Section III. Legal, economic, financial and technical information

III.1) Conditions for participation

III.1.1) Suitability to pursue the professional activity, including requirements relating to enrolment on professional or trade registers

List and brief description of conditions

SPD Selection Criteria, question Section A Part IV, Suitability, the following questions:

4A.1 and 4A.1.1

Minimum level(s) of standards require:

4A.1 - Candidates must be registered or enrolled in the relevant professional or trade register kept in the Member State of its establishment (as described in Schedule 5 of Public Contracts (Scotland) Regulations 2015.

Candidates should confirm they are registered or enrolled on the relevant trade register and provide information relating to this i.e. registration number, member number etc. Candidates may be assessed as a FAIL and be excluded from the competition if they fail to provide a response to this question.

4A.1.1 - If the relevant documentation is available electronically please indicate.

Candidates may be assessed as a FAIL and be excluded from the competition if they fail to provide a response to this question.

III.1.2) Economic and financial standing

List and brief description of selection criteria

SPD Selection Criteria, question Section B, Part IV, Economic and Financial Standing, the following questions:

4B.1.1, 4B.3, 4B.4, 4B.5.1a, 4B.5.1b, 4B.5.2 and 4B.5.3

Minimum level(s) of standards possibly required

4B.1.1 - Candidates will be required to have a "general" yearly turnover of a minimum of the following:

4,100,000 GBP

for the last three (3) years statutory accounts that are available.

Candidates who have not yet submitted three years' statutory accounts but can demonstrate three years of trading must detail the date they started trading within their submission at 4B.3 and may provide alternative proof which demonstrates its financial standing in an equivalent manner in accordance with Regulation 61 - Means of Proof of the Public Contracts (Scotland) Regulations 2015. Such Candidates are required to provide financial accounts for the three years most recently available, accompanied by a letter supporting the basis of their preparation from an audit registered firm.

4B.3 - Where turnover information is not available for the time period requested, the Candidate will be required to state the date which they were set up or started trading.

4B.4 - Candidates will be required to meet the undernoted Current Ratio minimum requirements.

Current Ratio

Current Ratio minimum value required: a value of greater than or equal to 1.20 in each of the last three financial years to 2 decimal places.

The Current Ratio will be calculated as follows: Current Assets divided by Current Liabilities to 2 decimal places.

The Candidate will be required to provide their audited financial accounts for the previous three years at Invitation to Tender (ITT) stage in order that the Council may confirm this ratio.

4B.5.1a - Candidates must confirm they already have or commit to obtain prior to the commencement of the Contract, the following levels of insurance cover:

1) Professional Risk Indemnity Insurance: 5,000,000 GBP each and every claim

4B.5.1b - Candidates must confirm they already have, or commit to obtain prior to the commencement date of the contract, the following levels of insurance cover:

1) Employer's (Compulsory) Liability Insurance: 10,000,000 GBP each and every claim.

4B.5.2 - Candidates must confirm they have or commit to obtain prior to the commencement of the contract, the following levels of insurance cover:

1) Public Liability Insurance: 10,000,000 GBP each and every claim; and

2) Product Liability Insurance: 5,000,000 GBP in the aggregate.

If the relevant documentation is available electronically, please indicate each and every claim.

<http://www.hse.gov.uk/pubns/hse40.pdf>

Candidates that are unable to meet all of the minimum level(s) of standards required for questions 4B.1.1, 4B.3, 4B.4, 4B.5.1a, 4B.5.1b, 4B.5.2, 4B.5.3 and in Section B, Part IV, Economic and Financial Standing of the SPD, will be assessed as a FAIL and will be excluded from the competition, unless the following information is provided as part of their RTP:

1) a SPD submission from a Parent Company (or Ultimate Parent Company) who can meet all the above minimum requirements; and

2) a declaration that the Parent Company (or Ultimate Parent Company) is prepared to provide a Parent Company Guarantee (PCG) in the form determined by the Council to cover the duration of the proposed Contract, including the available extension period.

III.1.3) Technical and professional ability

List and brief description of selection criteria

SPD Selection Criteria Section, question Section C, Part IV, Technical and Professional Ability:

4C.1, 4C.6 and 4C.10.

Quality Assurance Schemes and Environmental Management Standards.

SPD Selection Criteria Section, question Section D, Part IV, Quality Assurance Schemes and Environmental Management Standards:

4D.1, 4D.1.1, 4D.1.2 and 4D.2.

List and brief description of selection criteria:

Owing to the character limitations in this section of the Contract Notice it is not possible to provide all of the information relating to this section (III.1.3 in the Contract Notice).

Therefore the Objective and Non-Discriminatory Criteria for Questions 4C.1, 4C.6, 4C.10, 4D.1, 4D.1.1, 4D.1.2 and 4D.2 are set out in full in the Selection Stage Document 1 which can be accessed through the buyer attachment area within the portal.

Minimum level(s) of standards possibly required

4C.1 - Candidates will be required to provide examples that demonstrate that they have the relevant experience to deliver the works as described in part II.2.4 of the Contract Notice or the relevant section of the Site Notice.

Provide details of where your organisation (or sub-contractor) has provided construction works to a local authority or public sector body (provide an example for each question) of delivering a similar scope and scale to the scope set out in the Contract Notice including:

- How your organisation identified project risk and used mitigation procedures to manage programme, quality control and cost effectively for a major refurbishment project
- How your organisation managed the challenges and constraints of working on a project with limited access within a built-up area
- How your organisation has managed the design and construction of new roof structures
- How your organisation has managed liaison procedures when decanting tenants
- How your organisation has managed liaison procedures with adjoining owners and the protection of adjoining properties throughout the duration of works
- How your organisation has facilitated changes to the programme due to late changes or by variations issued by the Employer

Your response to the 6 questions must refer to a minimum of two different projects. Candidates who fail to provide a minimum of two different projects will be assessed as a FAIL and excluded from the competition.

4C.1 carries an overall weighting of 100%. This section is divided into 6 weighted questions as documents.

Candidates must achieve an overall combined minimum score requirement of 50%.

Candidates unable to meet the minimum requirements for 4C.1 will be assessed as a FAIL.

4C.6 - Candidates will be required to confirm and provide proof that they have all of the following relevant educational and professional qualifications:

- Scaffolding – Membership of NASC (National Access & Scaffolding Confederation)
- External Wall Tie Installation – UKAS Testing Accreditation
- Gas Alterations – GasSafe Registration

- Decanting Tenants – Membership of BAR (British Association of Removers)
- Electrical Work - Membership of the National Inspection Council Electrical Installation Contracting (NICEIC) or Electrical Contractors' Association of Scotland (SELECT).

4C.10 - Candidates will be required to confirm whether they intend to subcontract and, if so, for what proportion of the contract.

Candidates may be assessed as a FAIL and be excluded from the competition if they fail to provide a response to this question.

Question 4D.1

Quality Management Procedures - The Candidate must hold a UKAS (or equivalent) accredited independent third party certificate of compliance in accordance with BS EN ISO 9001 (or equivalent) or have, within the last 12 months, successfully met the assessment requirements of a construction-related scheme in registered membership of the Safety Schemes in Procurement (SSIP) forum, or satisfy items 2a-2m as listed in the ITP.

Health and Safety Procedures - The Candidate must hold a UKAS (or equivalent) accredited independent third party certificate of compliance in accordance with BS EN ISO 18001 (or equivalent) or have, within the last 12 months, successfully met the assessment requirements of a construction-related scheme in registered membership of the Safety Schemes in Procurement (SSIP) forum, or satisfy items 4a-4m as listed in the ITP.

4D.1.1 - If the information is available electronically, please indicate.

4D.1.2 - If the relevant documentation is available electronically, please indicate.

4D.2 - The Candidate must hold a UKAS (or equivalent) accredited independent third party certificate of compliance with BS EN ISO 14001 (or equivalent) or a valid EMAS (or equivalent) certificate, or satisfy items 2a-2g as listed in the ITP document.

Candidates unable to meet the requirements for all of SPD Section 4D will be assessed as a FAIL and will be excluded from the competition.

III.2) Conditions related to the contract

III.2.2) Contract performance conditions

The Invitation to Tender (ITT) will contain the relevant Contract Performance requirements.

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.2.2) Time limit for receipt of tenders or requests to participate

Date

14 April 2021

Local time

12:00pm

IV.2.3) Estimated date of dispatch of invitations to tender or to participate to selected candidates

14 June 2021

IV.2.4) Languages in which tenders or requests to participate may be submitted

English

IV.2.6) Minimum time frame during which the tenderer must maintain the tender

Duration in months: 6 (from the date stated for receipt of tender)

Section VI. Complementary information

VI.1) Information about recurrence

This is a recurrent procurement: No

VI.2) Information about electronic workflows

Electronic ordering will be used

Electronic invoicing will be accepted

Electronic payment will be used

VI.3) Additional information

SPD

The information required in Part II of the SPD 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 SPDs 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 SPD.

Candidates unable to complete Part IV Concluding Statements may be excluded from the competition.

The complete RTP, with no pages omitted, must be submitted in accordance with instructions given, and be signed by an authorised representative (i.e. company director, secretary or other person authorised by the Candidate 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.

NOTE: To register your interest in this notice and obtain any additional information please visit the Public Contracts Scotland Web Site at

https://www.publiccontractsscotland.gov.uk/Search/Search_Switch.aspx?ID=647405.

The buyer has indicated that it will accept electronic responses to this notice via the Postbox facility. A user guide is available at

https://www.publiccontractsscotland.gov.uk/sitehelp/help_guides.aspx.

Suppliers are advised to allow adequate time for uploading documents and to dispatch the electronic response well in advance of the closing time to avoid any last minute problems.

A sub-contract clause has been included in this contract. For more information see:

<http://www.publiccontractsscotland.gov.uk/info/InfoCentre.aspx?ID=2363>

Community benefits are included in this requirement. For more information see:

<http://www.publiccontractsscotland.gov.uk/info/InfoCentre.aspx?ID=2361>

A summary of the expected community benefits has been provided as follows:

North Lanarkshire Council's policy on community benefits in procurement aims to consider whether community benefits can be included where it is making capital investments or services/goods are being purchased.

An indication of the type of benefits which the Council expects is indicated within the ITT documents for this procurement exercise. Bidders will be required to provide details within their tender submission of the Community Benefits they will deliver if their tender submission is successful. It should be noted that the Community Benefit commitments made at tender stage may form a contractual obligation.

(SC Ref:647405)

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

Country

United Kingdom