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Tender

MTC for Re-Roofing, Re-Rendering & Energy Efficiency Works including EES:ABS HO RF 23 052

North Lanarkshire Council

F02: Contract notice

Notice identifier: 2024/S 000-008346

Procurement identifier (OCID): ocids-h6vhtk-0448fa

Published 15 March 2024, 11:12am

Section I: Contracting authority

I.1) Name and addresses

North Lanarkshire Council

Civic Centre, Windmillhill Street

Motherwell

ML1 1AB

Email

contractstrategy@northlan.gov.uk

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

MTC for Re-Roofing, Re-Rendering & Energy Efficiency Works including EES:ABS HO RF 23 052

Reference number

NLC-SLP-23-118

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 & energy efficiency 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.

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All Lots may be subject to Scottish Government Funding (EES:ABS) and the candidate will be responsible for securing the participation of private owners and subsequent agreements to any project works.

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Works within this tender as a minimum requirement candidates are expected to have an ECO partner, such as a utility company, to maximise this funding opportunity.

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Works will also include photovoltaic installations; mechanical ventilation; electrical upgrade works; and smoke detection.

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Contractors Design and associated elements, including but not limited to the following:

- External wall insulation (EWI) and associated works;
- Roof structural integrity;
- Metal roofing systems;
- GRP canopies,
- Rooflights,
- PV and associated electrical systems,
- Chimney demolitions

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Additional details provided under II.2.4 Description of the Procurement and Additional Information Document for PCS II.2.4 attached separately.

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

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Candidates can bid for all Lots, however, they can only be successful in one Lot. Lots will be evaluated in numerical order (lot 1, then Lot 2, then Lot 3). In the event that a Candidate bids for more than one Lot, then should they be successful in the first Lot they had bid for, they will be excluded from the next Lot they bid for and so on.

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Candidates are restricted to utilising sub-contractors for up to a maximum percentage of 50% of any Contract Works across all Lots.

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The deadline for submission of Candidate's clarifications is Wednesday 10th April 2024 at 12.00 noon.

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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.

II.1.5) Estimated total value

Value excluding VAT: £99,000,000

II.1.6) Information about lots

This contract is divided into lots: Yes

Tenders may be submitted for all lots

Maximum number of lots that may be awarded to one tenderer: 1

II.2) Description

II.2.1) Title

Re-Roofing, Re-Rendering & Energy Efficiency Works (including EES: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
- 31712331 - Photovoltaic cells
- 09331200 - Solar photovoltaic modules
- 45262700 - Building alteration work
- 45300000 - Building installation work
- 45400000 - Building completion 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 Candidate's in making an informed decision as to whether to submit a Request to Participate(RTP) in this procurement.

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NOTE - Due to character limitations within this contract notice on PCS, an overview of the scope of works and any additional requirements, are included within Additional Information Document for PCS II.2.4.

-

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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Some of the Works will be funded via the Scottish Government's Energy Efficient Scotland (EES:ABS). The Candidate will be required to be certified / take cognisance of ECO and PAS 2030 / 2035. The Candidate will be responsible for securing the participation of private owners and subsequent agreements / contractual arrangements for any project works will be between the candidate and owner.

-

Works will also include photovoltaic installations; mechanical ventilation; electrical upgrade works; and smoke detection.

-

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 Candidate 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.

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Contractors Design and associated elements, including but not limited to the following:

external wall insulation;

roof structural integrity;

metal roofing systems;

GRP canopies,

rooflights,

PV and associated electrical systems, and

chimney demolitions.

II.2.5) Award criteria

Quality criterion - Name: Quality / Weighting: 40

Price - Weighting: 60

II.2.6) Estimated value

Value excluding VAT: £54,450,000

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

Duration in months

60

This contract is subject to renewal

Yes

Description of renewals

Initial contract period is 24 months + 12 months + 12 months + 12 months extension.

If optional extension periods are utilised, the contract can be extended for a maximum of 36 months. Any extension to initial contract period would be at the sole discretion of the Council.

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).

-

If Candidates wish to tender for more than one Lot, candidates MUST complete a separate SPD Section 4C.1 for each Lot and tailor each response to ensure it meets the requirements of the specific Lot. Candidates who are bidding for more than one Lot and fail to submit separate responses for 4C.1 may be excluded from the Lots they have not submitted a response to 4C.1 for in sequential order i.e. if bidding for Lots 1, 2 and 3, and only submit one response for 4C.1, their response will be considered for Lot 1 but not Lots 2 or 3. Candidate should make clear in their response to SPD Section 2A.18 which Lot(s) they wish to tender for.

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The SPD selection process will be carried out in two stages:

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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 Members 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.

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Stage Two: “Selection Criteria–Minimum Requirements”, the Council will determine a ranking (through the scoring of SPD Responses) but only for those bids who successfully pass Stage One “Exclusion Grounds” referred to above and have passed section 3B and 3D of this stage.

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During this second stage of the selection, the Council will determine whether:

1. the Candidate has achieved a pass for the following questions within Part IV, Selection Criteria of the SPD: 4B.4, 4B.4.1, 4B.5.1a, 4B.5.1b, 4B.5.2, 4B.5.3, 4C.6, 4C.10, 4D.1 Quality Assurance and Health and Safety and 4D.2.

-

If a Candidate’s response is successful, then the Candidate’s response to section 4C will be assessed.

2. Where the Candidate has achieved the minimum score(s) for 4C.1 within Part IV, Selection Criteria of the SPD then the consensus total score(s) achieved by Candidates for 4C.1 as described in Document 1 Invitation to Participate Appendix 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.
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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) ranked Candidates, in so far as there are a sufficient number of acceptable and compliant RTP's submitted.

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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 points.

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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 points.

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

II.2.14) Additional information

Candidates should read and refer to all attached tender documents.

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Failure to comply with the instructions contained within the ITP may result in a Candidate's submission being rejected.

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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 & Energy Efficiency Works (including EES:ABS)

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
- 31712331 - Photovoltaic cells
- 09331200 - Solar photovoltaic modules
- 45400000 - Building completion work
- 45262700 - Building alteration work
- 45300000 - Building installation 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 Candidate's in making an informed decision as to whether to submit a Request to Participate(RTP) in this procurement.

-

NOTE - Due to character limitations within this contract notice on PCS, an overview of the scope of works and any additional requirements, are included within Additional

Information Document for PCS II.2.4.

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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.

-

Some of the Works will be funded via the Scottish Government's Energy Efficient Scotland (EES:ABS). The Candidate will be required to be certified / take cognisance of ECO and PAS 2030 / 2035. The Candidate will be responsible for securing the participation of private owners and subsequent agreements / contractual arrangements for any project works will be between the candidate and owner.

-

Works will also include photovoltaic installations; mechanical ventilation; electrical upgrade works; and smoke detection.

-

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 Candidate 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.

-

Contractors Design and associated elements, including but not limited to the following:

external wall insulation;

roof structural integrity;

metal roofing systems;
GRP canopies,
rooflights,
PV and associated electrical systems, and
chimney demolitions.

II.2.5) Award criteria

Quality criterion - Name: Quality / Weighting: 40

Price - Weighting: 60

II.2.6) Estimated value

Value excluding VAT: £29,700,000

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

Duration in months

60

This contract is subject to renewal

Yes

Description of renewals

Initial contract period is 24 months + 12 months + 12 months + 12 months extension.

If optional extension periods are utilised, the contract can be extended for a maximum of 36 months. Any periods of extension will be at the Council's sole discretion.

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).

-

If Candidates wish to tender for more than one Lot, candidates MUST complete a separate SPD Section 4C.1 for each Lot and tailor each response to ensure it meets the requirements of the specific Lot. Candidates who are bidding for more than one Lot and fail to submit separate responses for 4C.1 may be excluded from the Lots they have not submitted a response to 4C.1 for in sequential order i.e. if bidding for Lots 1, 2 and 3, and only submit one response for 4C.1, their response will be considered for Lot 1 but not Lots 2 or 3. Candidates should make clear in their response to SPD Section 2A.18 which Lot(s) they wish to tender for.

-

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:

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a) The candidate has submitted a complete and compliant SPD response; and

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b) Whether any of the Lead Candidates, Consortium Members 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 SPD Responses) but only for those bids who successfully

pass Stage One “Exclusion Grounds” referred to above and have passed section 3B and 3D of this stage.

-

During this second stage of the selection, the Council will determine whether:

1. the Candidate has achieved a pass for the following questions within Part IV, Selection Criteria of the SPD: 4B.4, 4B.4.1, 4B.5.1a, 4B.5.1b, 4B.5.2, 4B.5.3, 4C.6, 4C.10, 4D.1 Quality Assurance and Health and Safety and 4D.2.

-

If a Candidate’s response is successful, then the Candidate’s response to section 4C will be assessed.

2. Where the Candidate has achieved the minimum score(s) for 4C.1 within Part IV, Selection Criteria of the SPD then the consensus total score(s) achieved by Candidates for 4C.1 as described in Document 1 Invitation to Participate Appendix 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.

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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) ranked Candidates, in so far 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 points.

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

II.2.14) Additional information

Candidates should read and refer to all attached tender documents.

-

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

MTC for Re-Roofing, Re-Rendering and Energy Efficiency 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
- 31712331 - Photovoltaic cells
- 09331200 - Solar photovoltaic modules
- 45400000 - Building completion work
- 45262700 - Building alteration work
- 45300000 - Building installation 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 Candidate's in making an informed decision as to whether to submit a Request to Participate(RTP) in this procurement.

-

NOTE - Due to character limitations within this contract notice on PCS, an overview of the scope of works and any additional requirements, are included within Additional Information Document for PCS II.2.4.

-

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.

-

Some of the Works will be funded via the Scottish Government's Energy Efficient Scotland (EES:ABS). The Candidate will be required to be certified / take cognisance of ECO and PAS 2030 / 2035. The Candidate will be responsible for securing the participation of private owners and subsequent agreements / contractual arrangements for any project works will be between the candidate and owner.

-

Works will also include photovoltaic installations; mechanical ventilation; electrical upgrade works; and smoke detection.

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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 Candidate 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.

-

Contractors Design and associated elements, including but not limited to the following:

external wall insulation;

roof structural integrity;

metal roofing systems;

GRP canopies,

rooflights,

PV and associated electrical systems, and

chimney demolitions.

II.2.5) Award criteria

Quality criterion - Name: Quality / Weighting: 40

Price - Weighting: 60

II.2.6) Estimated value

Value excluding VAT: £14,850,000

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

Duration in months

60

This contract is subject to renewal

Yes

Description of renewals

If extension periods are utilised, the contract can be extended for a maximum of 36 months. Any periods of extension will be at the Council's sole discretion.

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).

-

If Candidates wish to tender for more than one Lot, candidates MUST complete a separate SPD Section 4C.1 for each Lot and tailor each response to ensure it meets the requirements of the specific Lot. Candidates who are bidding for more than one Lot and fail to submit separate responses for 4C.1 may be excluded from the Lots they have not submitted a response to 4C.1 for in sequential order i.e. if bidding for Lots 1, 2 and 3, and only submit one response for 4C.1, their response will be considered for Lot 1 but not Lots 2 or 3. Candidate should make clear in their response to SPD Section 2A.18 which Lot(s) they wish to tender for.

-

The SPD selection process will be carried out in two stages:

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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

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b)Whether any of the Lead Candidates, Consortium Members 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 SPD Responses) but only for those bids who successfully pass Stage One “Exclusion Grounds” referred to above and have passed section 3B and 3D of this stage.

-

During this second stage of the selection, the Council will determine whether:

1. the Candidate has achieved a pass for the following questions within Part IV, Selection Criteria of the SPD: 4B.4, 4B.4.1, 4B.5.1a, 4B.5.1b, 4B.5.2, 4B.5.3, 4C.6, 4C.10, 4D.1 Quality Assurance and Health and Safety and 4D.2.

-

If a Candidate’s response is successful, then the Candidate’s response to section 4C will be assessed.

2. Where the Candidate has achieved the minimum score(s) for 4C.1 within Part IV, Selection Criteria of the SPD then the consensus total score(s) achieved by Candidates for 4C.1 as described in Document 1 Invitation to Participate Appendix 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) ranked Candidates,

in so far 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 points.

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

II.2.14) Additional information

Candidates should read and refer to all attached tender documents.

-

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.

Section III. Legal, economic, financial and technical information

III.1) Conditions for participation

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.4, 4B.4.1, 4B.5.1b, 4B.5.2 and 4B.5.3.

Minimum level(s) of standards possibly required

4B.4 & 4B.4.1 - Candidates will be required to state the value for the following financial ratios using figures from their last set of fully audited accounts and **MUST PASS** the following financial checks:

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>Lot 1 - Acid Test Ratio; Debt Ratio and Turnover Ratio

>Lot 2 - Acid Test Ratio; Debt Ratio and Turnover Ratio

>Lot 3 - Acid Test Ratio and Turnover Ratio.

-

Acid Test Ratio:

Acid Test Ratio minimum value required: a value of greater than or equal to 1.00 in last financial year to 2 decimal places.

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

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Debt Ratio:

Debt Ratio maximum value required: a value of less than or equal to 1.25 in last financial year to 2 decimal places.

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

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Turnover Ratio:

Turnover Ratio Minimum value required is a value of over or equal to 1.50 to 2 decimal places.

The Turnover Ratio will be calculated as follows: Candidate Annual Revenue divided by the Expected Annual Contract Value to 2 decimal places.

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The Candidate will be required to provide their last set of fully audited financial accounts at Request to Participate (RTP) stage in order that the Council may confirm this ratio.

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

4B.5.1a) Professional Indemnity Insurance: 5,000,000 GBP in aggregate

4B.5.1b) Employer's (Compulsory) Liability Insurance: 10,000,000 GBP each and every claim.

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4B.5.2 - Candidates must confirm they already 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: 10,000,000 GBP each and every claim.

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4B.5.3 - If the relevant documentation is available electronically, please indicate.

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Candidates that are unable to meet all of the minimum level(s) of standards required for questions 4B.4, 4B.4.1, 4B.5.1a, 4B.5.1b, 4B.5.2 and 4B.5.3. 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) an 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

These questions shall be answered by Candidates.

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Question 4C.1 - Candidate's should provide a minimum of three (3) examples of contractual arrangements they have held over the past three (3) years which best demonstrates their relevant experience to deliver requirements within the contract which were similar in regard to scope, scale, and duration. Candidates are required to provide three examples for each Lot that demonstrate that they have the relevant experience to deliver the services as described in section II.2.4 of the Contract Notice and cover their approach to the following areas:

- Programme planning
- Budget adherence
- Performance monitoring
- Tenant/Owner occupier engagement
- Carbon reduction measures/sustainability
- Resource capacity

Refer to Appendix 1 within the ITP for the weightings and scoring guidance.

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Question 4C.6 - Candidates are required to confirm that they have the relevant educational and professional qualifications as listed in Appendix 1 SPD(S) Minimum Requirements within Document 1 - Invitation to Participate.

-

Question 4C.10 – Candidates shall be required to provide details of the subcontractors they will use to deliver the Contract and are required to complete the Response Document detailed in 4C.10 if they intend to subcontract delivery of any of the Services.

-

Questions 4D.1 and 4D.2 - Candidates shall be required to insert suitable responses to demonstrate that they have in place appropriate quality, environmental and health and safety management systems. Candidates should specify their recognised accredited system or own non-accredited system which will ultimately be adopted if awarded the contract. Candidates are required to confirm their compliance and be able to provide the appropriate certification.

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Due 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 and 4C.6 are set out in full in the Selection Stage - Document 1 Invitation to Participate which can be accessed through the buyer attachment area within the portal.

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.

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Document 1 Invitation to Participate Section 2.4 contains information relating to Key Performance Indicators (KPI's) including consistent KPI poor performance and contract implications, Community benefits obligations / contract implications and CDM / Health and Safety obligations / contract implications.

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Note: For any down time due to breaches relating to Health and Safety, the Council will not be liable for any time and / or financial loss.

III.2.3) Information about staff responsible for the performance of the contract

Obligation to indicate the names and professional qualifications of the staff assigned to performing the contract

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](#)

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

Date

17 April 2024

Local time

12:00pm

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

28 May 2024

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: Yes

Estimated timing for further notices to be published: The Council will decide whether to invoke the available options to extend the Contract or to procure a new Contract approximately 6-12 months before the end of the initial Contract period.

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

1. BIDDING FOR / AWARD OF LOTS

It is anticipated that the Council will award one contractor to each Lot.

Lots will be evaluated in numerical order (Lot 1, then Lot 2, then Lot 3).

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

Candidates should note that 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, based on their performance.

4. SPD

The information required in Part II of the SPD is for information only, therefore not being 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, must be submitted and signed by an authorised representative (ie 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 RTP, written confirmation of the signatory's authority to submit the RTP.

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

Candidates declare that they meet 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: 4B.4; 4B.5.1a; 4B.5.1b; 4B.5.2; 4D.1; 4D.2; 5.1; and 5.2.

Also meeting the requirements of sections 4C.1, 4C.6, 4C.10 and Section 4D.

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=748584.

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.

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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: <https://www.gov.scot/policies/public-sector-procurement/community-benefits-in-procurement/>

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

The 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.

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An indication of the type of benefits which the Council expects will be included within the Invitation to Tender and bidders will be required to provide details within their Tender Submission of the Community Benefits they will deliver if their Tender submission is successful.

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It should be noted that the Community Benefit commitments made at Tender stage will form a contractual obligation.

(SC Ref:748584)

VI.4) Procedures for review

VI.4.1) Review body

Scottish Courts

Edinburgh

Country

United Kingdom

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 Procurement Reform (Scotland) Act 2014, may bring proceedings in the Sheriff Courts or the Court of Session.