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Tender

Maintenance Of Building Energy Management System Installations

South Lanarkshire Council

F02: Contract notice

Notice identifier: 2023/S 000-012917

Procurement identifier (OCID): ocds-h6vhtk-039960

Published 5 May 2023, 11:27am

Section I: Contracting authority

I.1) Name and addresses

South Lanarkshire Council

Council Headquarters Almada Street

Hamilton

ML3 0AA

Contact

Steven McMichael

Email

steven.mcmichael@southlanarkshire.gov.uk

Country

United Kingdom

NUTS code

UKM95 - South Lanarkshire

Internet address(es)

Main address

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

Buyer's address

https://www.publiccontractsscotland.gov.uk/search/Search_AuthProfile.aspx?ID=AA00410

I.3) Communication

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

<https://www.publictendersscotland.publiccontractsscotland.gov.uk>

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

<https://www.publictendersscotland.publiccontractsscotland.gov.uk>

I.4) Type of the contracting authority

Regional or local authority

I.5) Main activity

Other activity

Maintenance

Section II: Object

II.1) Scope of the procurement

II.1.1) Title

Maintenance Of Building Energy Management System Installations

Reference number

SLC/PS/HTR/22/017

II.1.2) Main CPV code

- 50700000 - Repair and maintenance services of building installations

II.1.3) Type of contract

Services

II.1.4) Short description

The Council's Housing and Technical Resources Property Service have an ongoing requirement for a specialist contractor to provide a maintenance service for the Building Energy Management System (BEMS) and Under Floor Heating (UFH) within South Lanarkshire across a number of establishments including Council buildings, education and social care settings.

Maintenance of both the BEMS and UFH is essential to ensure that there is:

- The optimum performance of the equipment controlled
- Provision of thermal comfort levels to the working environment for the occupants of South Lanarkshire Council's properties
- Effective control of energy consumption, for energy efficiency purposes.

The maintenance of the works requires specialist skills and therefore the contract is split into four separate lots. These lots reflect the main types of equipment in use as follows:

Lot 1 - Trend Controllers

Lot 2 - Siemens Controllers

Lot 3 - Various Controllers

Lot 4 - Under Floor Heating

The contract will be procured via open procedure on the most economically advantageous tender (MEAT) criterion as a single source award per lot, which enables the Council to take account of criteria that reflect qualitative, technical, and sustainable aspects of the tender submission as well as price when reaching a decision.

The Council has adopted a sequential opening process for any tender exercise conducted per the following stages:

As part of Stage 1 the bidders will be required to complete a Single Procurement Document (SPD) as part of the Qualification envelope self-declaring that they meet the criteria requirements for the Lot(s) they have selected.

As part of Stage 2 the bidders will then be required to complete a Technical response based on technical specific questions related to the lot they have selected.

As part of Stage 3 the bidders will then be required to complete Commercial response based on activities associated to the lot they have selected.

As part of the tender evaluation process the Council will then request evidence from the bidder identified as having the highest MEAT prior to award.

The contract will be governed under the JCT Measured Term Contract (MTC/Scot) 2011 Edition.

II.1.5) Estimated total value

Value excluding VAT: £1,400,000

II.1.6) Information about lots

This contract is divided into lots: Yes

Tenders may be submitted for all lots

II.2) Description

II.2.1) Title

Siemens Controllers

Lot No

2

II.2.2) Additional CPV code(s)

- 50700000 - Repair and maintenance services of building installations

II.2.3) Place of performance

NUTS codes

- UKM95 - South Lanarkshire

II.2.4) Description of the procurement

This Lot covers the requirement to maintain Siemens controllers across 35 locations.

The Lot will be evaluated on the Most Economically Advantageous Tender (MEAT).

II.2.5) Award criteria

Quality criterion - Name: Technical / Weighting: 60

Price - Weighting: 40

II.2.6) Estimated value

Value excluding VAT: £196,500

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

Optional 24 months extension

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) Description

II.2.1) Title

Various Controllers

Lot No

3

II.2.2) Additional CPV code(s)

- 50700000 - Repair and maintenance services of building installations

II.2.3) Place of performance

NUTS codes

- UKM95 - South Lanarkshire

II.2.4) Description of the procurement

This Lot covers the requirement for maintaining the following BEMS controllers across a number of locations:

TAC - 23 sites

Distech - 14 sites

Priva - 6 sites

Delta - 5 sites

Coster - 2 sites

Tridium - 2 sites

Andover - 1 sites

The Lot will be evaluated on the Most Economically Advantageous Tender (MEAT).

II.2.5) Award criteria

Quality criterion - Name: Technical / Weighting: 60

Price - Weighting: 40

II.2.6) Estimated value

Value excluding VAT: £297,500

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

Optional 24 months extension

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) Description

II.2.1) Title

Under Floor Heating

Lot No

4

II.2.2) Additional CPV code(s)

- 50700000 - Repair and maintenance services of building installations

II.2.3) Place of performance

NUTS codes

- UKM95 - South Lanarkshire

II.2.4) Description of the procurement

This Lot covers the requirement to maintain Under Floor Heating across 62 locations.

The Lot will be evaluated on the Most Economically Advantageous Tender (MEAT).

II.2.5) Award criteria

Quality criterion - Name: Technical / Weighting: 60

Price - Weighting: 40

II.2.6) Estimated value

Value excluding VAT: £350,000

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

Optional 24 months extension.

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) Description

II.2.1) Title

Trend Controllers

Lot No

1

II.2.2) Additional CPV code(s)

- 50700000 - Repair and maintenance services of building installations

II.2.3) Place of performance

NUTS codes

- UKM95 - South Lanarkshire

II.2.4) Description of the procurement

This Lot covers the requirement to maintain Trend controllers across 99 locations.

The Lot will be evaluated on the Most Economically Advantageous Tender (MEAT).

II.2.5) Award criteria

Quality criterion - Name: Technical / Weighting: 60

Price - Weighting: 40

II.2.6) Estimated value

Value excluding VAT: £556,000

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

Optional 24 months extension

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 Question 4A.1 Trade Registers

It is a requirement of this tender that if the bidder is UK based they must hold a valid registration with Companies House. Where the bidder is UK based but not registered at Companies House they must be able to verify to the Councils satisfaction that they are trading from the address provided in the tender and under the company name given.

If the bidder is based out-with the UK they must be enrolled in the relevant professional or trade register appropriate to their country as described in Schedule 5 of the Public Contracts (Scotland) Regulations 2015.

III.1.2) Economic and financial standing

List and brief description of selection criteria

SPD Question 4B.4 Economic and Financial Standing

The Council will use the following ratios to evaluate a bidders financial status:

Profitability – this is taken as profit after tax but before dividends and minority interests. If a company makes a profit then it is a pass for this ratio.

Liquidity – this is calculated as current assets less stock and work in progress, divided by current liabilities. If the answer is greater than or equal to one then it is a pass for this ratio.

Gearing – this is calculated as the total external secured borrowing (short term and long term) divided by shareholder funds expressed as a percentage. If the answer is less than or equal to 100% it is considered a pass for this ratio.

Minimum level(s) of standards possibly required

Bidders must provide the name and value of each of the 3 ratios within their response to SPD question 4B.4.

The Council requires bidders to pass 2 out of the 3 financial ratios above.

Where 2 out of the 3 ratios cannot be met, the Council may take the undernoted into consideration when assessing financial viability and the risk to the Council, providing that the Bidder can supply evidence to substantiate any of the mitigating criteria when requested to do so.

The following list is not exhaustive and other criteria may be considered where proposed by a bidder as mitigating factors:

Would the bidder have passed the checks if prior year accounts had been used?

Were any of the poor appraisal outcomes "marginal"?

Does the bidder operate in a market which, traditionally, requires lower liquidity or higher debt finance?

Does the bidder have sufficient reserves to sustain losses for a number of years?

Does the bidder have a healthy cashflow?

Is the bidder profitable enough to finance the interest on its debt?

Is most of the bidder's debt owed to group companies?

Is the bidder's debt due to be repaid over a number of years, and affordable?

Have the bidder's results been adversely affected by "one off costs" and / or "one off accounting treatments"?

Do the bidder's auditors (where applicable) consider it to be a "going concern"?

Will the bidder provide a Parent Company Guarantee?

Is the bidder the single supplier/source of the Goods/Works/Services in the marketplace?

The Council will request submission of and assess the bidders financial accounts, and may use financial verification systems to validate the information provided.

SPD Question 4B.5 Insurance

The bidder must confirm that they have or will commit to obtain prior to the commencement of the contract, the following levels of Insurance Cover:

Employer's Liability Insurance covering the death of or bodily injuries to employees of the bidder arising out of and in the course of their employment in connection with this contract to the level of 10000000 GBP in respect of each claim, without limit to the number of claims.

Public Liability Insurance covering the death of or bodily injury to a person (not an employee of the bidder) or loss of or damage to property resulting from an action or failure to take action by the bidder to the level of 5000000 GBP in respect of each claim, without limit to the number of claims.

III.1.3) Technical and professional ability

List and brief description of selection criteria

SPD Question 4C.1.2 Technical and Professional Ability

With reference to the nature and details of the supplies/services that are the subject

matter of this tender, relevant examples are to be provided of the supplies/services undertaken by the bidder in the last 3 years. You must describe in sufficient detail the required experience in terms of the specific supplies/services, the number of required examples, the minimum duration of experience e.g. 3 years and the value / scope of the previous projects e.g. must be of similar value to the contract being procured.

SPD Question 4C.6 Technical and Professional Ability (Qualifications)

The bidder as a company will hold the following accreditations:

Lot 1 - The bidding company (or individual if a sole trader) and any subcontractor used by them to deliver the contract must be a Trend Technology Partner or in the process of attaining this partnership.

Lot 2 - The bidding company (or individual if a sole trader) and any subcontractor used by them to deliver the contract must be a Siemens Solutions Partner or in the process of attaining this partnership.

SPD Question 4C.10 Technical and Professional Ability (Sub-Contracting)

Bidders will be required to confirm whether they intend to subcontract and, if so, for what proportion of the contract.

SPD Question 4D.1 Quality Assurance Schemes

It is a mandatory requirement of this tender that bidders hold the following quality standard(s)/accreditation(s):

ISO 9001:2015 Quality Management System or equivalent.

SPD Question 4D.2 Environmental Management Standards

It is a mandatory requirement of this tender that bidders hold the following environmental standard(s)/accreditation(s):

ISO 14001:2015 Environmental Management System or equivalent.

Section IV. Procedure

IV.1) Description

IV.1.1) Type of procedure

Open 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: [2023/S 000-001881](#)

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

Date

9 June 2023

Local time

12:00pm

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)

IV.2.7) Conditions for opening of tenders

Date

9 June 2023

Local time

12:00pm

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

Prior to any appointment being made (unless the information has already been submitted during the procurement process), the successful

bidder(s) will provide the undernoted certificates and declarations to evidence their compliance with the questions within the Qualification

Envelope relating to the SPD (Scotland).

SPD Question 2D.1 - Prompt Payment Certificate

SPD Questions 3A.1 to 3A.8 - Serious and Organised Crime Declaration

SPD Question 3A.6 - Modern Slavery Act 2015 Declaration

SPD Question 3C.1 - Blacklisting in the Construction Industry Declaration

SPD Question 3D.11 - Non-Collusion Certificate

SPD Question 4B.5.1 - Insurance Certificates

Employers Liability - 10,000,000 GBP

Public Liability - 5,000,000 GBP

SPD Question 4C.6 - Trend Technology Centre Certification (Lot 1)

SPD Question 4C.6 - Siemens Distribution Partner (Lot 2)

SPD Question 4D.1 - ISO9001:2015 Certificate or equivalent

SPD Question 4D.2 - ISO14001:2015 Certificate or equivalent

Please note, the alternative review body to the local Sheriff Court detailed in VI.4.1 is:

Court of Session

Parliament House

Parliament Square

Edinburgh

EH1 1RQ

+44 1312252595

supreme.courts@scotcourts.gov.uk

The buyer is using PCS-Tender to conduct this ITT exercise. The Project code is 23643.

For more information see:

<http://www.publiccontractsscotland.gov.uk/info/InfoCentre.aspx?ID=2343>

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:

Bidders should refer to Attachment 9 within the ITT.

(SC Ref:730410)

VI.4) Procedures for review

VI.4.1) Review body

Hamilton Sheriff Court

Sheriff Court House, 4 Beckford Street

Hamilton

ML3 0BT

Email

hamiltoncivl@scotcourts.gov.uk

Telephone

+44 1698282957

Country

United Kingdom