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Tender

Building Fabric Maintenance and Small Works (up to GBP 150k) MTC Framework Agreement

University Of Edinburgh

F02: Contract notice

Notice identifier: 2024/S 000-016059

Procurement identifier (OCID): ocids-h6vhtk-03c8f6

Published 21 May 2024, 4:21pm

Section I: Contracting authority

I.1) Name and addresses

University Of Edinburgh

Charles Stewart House, 9-16 Chambers Street

Edinburgh

EH1 1HT

Contact

Maria Dick

Email

maria.dick@ed.ac.uk

Country

United Kingdom

NUTS code

UKM75 - Edinburgh, City of

Internet address(es)

Main address

<https://www.ed.ac.uk>

Buyer's address

https://www.publiccontractsscotland.gov.uk/search/Search_AuthProfile.aspx?ID=AA00107

I.2) Information about joint procurement

The contract is awarded by a central purchasing body

I.3) Communication

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

<https://www.publictenderscotland.publiccontractsscotland.gov.uk/esop/pts-host/public/pts/web/login.html>

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

<https://www.publictenderscotland.publiccontractsscotland.gov.uk/esop/pts-host/public/pts/web/login.html>

Electronic communication requires the use of tools and devices that are not generally available. Unrestricted and full direct access to these tools and devices is possible, free of charge, at

<https://www.publictenderscotland.publiccontractsscotland.gov.uk/esop/pts-host/public/pts/web/login.html>

I.4) Type of the contracting authority

Body governed by public law

I.5) Main activity

Education

Section II: Object

II.1) Scope of the procurement

II.1.1) Title

Building Fabric Maintenance and Small Works (up to GBP 150k) MTC Framework Agreement

Reference number

EC0996

II.1.2) Main CPV code

- 45453100 - Refurbishment work

II.1.3) Type of contract

Works

II.1.4) Short description

The University of Edinburgh wishes to appoint a Building Fabric Framework Agreement incorporating a Measured Term Contract, for the provision of reactive maintenance, planned small works and associated services, up to GBP 150,000, excluding VAT. The primary purpose of the Framework is to provide a mechanism for carrying out building fabric maintenance work, including reactive repairs and planned small works or projects, such as alterations or renovations. It will also include any reactive maintenance or alteration work that may be required to mechanical and electrical plant and equipment, arising out of or associated with any building fabric maintenance work.

The Framework Agreement will include the entire University of Edinburgh estate together with other property owned, occupied or otherwise used by the University of Edinburgh. Lists of University of Edinburgh properties are provided within this Invitation to Tender.

The University estate comprises a number of listed buildings. The quality of work delivered across the entire estate should meet specified standards at all times, but particular attention will be brought to the specification of maintenance work on a listed property.

A list of trades commonly required under the framework are as noted below but not limited to these alone.

- Roofing: pitched and flat roof trades; lead and zinc work;
- Joinery: framing and finishing trades; including high quality window and door manufacture and internal shop-fitting trades;
- Masonry: Natural stone building, replacement and remedial work; lime mortar pointing;
- Hard landscaping: stone and concrete paving stones and bituminous road surfaces, paving, paths and car parks;
- Window work: maintenance, repair and replacement of uPVC, metal etc windows and skylights, especially opening and locking mechanisms;
- Doors: maintenance, repair and replacement of doors comprising all material types, operation types: including powered; all types of ironmongery – easing, removal and trimming, adjusting door closers, repairing/replacing handles and locks;
- Internal wall finishes: plasterboard and plaster finishes; waterproof and laboratory grade board finishes;
- Internal floor and ceiling finishes;
- Kitchens and bathrooms: shower-pods and wet rooms; general plumbing and drainage;
- Medical laboratories and Veterinary laboratories and hospitals; scientific and medical experiment areas; specialist fixtures and fittings;
- Glazing to windows, doors, skylights and cupolas;
- External drainage services;
- Specialist external cleaning services;
- Pest Control services.

The framework agreement will operate under the Scotland (FA/Scot) 2014 Edition

incorporating the Measured Term Contract for use in Scotland (MTC/Scot) 2019 Edition

all as published by the Scottish Building Contract Committee.

This Framework Agreement will be operational for a period of four years.

The Framework is tendered on behalf of The University of Edinburgh and all University of Edinburgh Subsidiary Companies. Any, and all, of The University of Edinburgh's Subsidiary Companies may access and utilise this Framework at any time during the life of the agreement.

Bidders should note that TUPE may apply to this Contract.

Schedule 11 provides TUPE information from our incumbent suppliers who have stated that they consider that TUPE will apply.

Please note that all costs submitted in response to this tender bid must be fully INCLUSIVE of any TUPE costs should they apply.

Please note that a TUPE transfer happens by operation of law and the University of Edinburgh's view is not determinative

II.1.5) Estimated total value

Value excluding VAT: £20,000,000

II.1.6) Information about lots

This contract is divided into lots: No

II.2) Description

II.2.2) Additional CPV code(s)

- 45453100 - Refurbishment work

II.2.3) Place of performance

NUTS codes

- UKM75 - Edinburgh, City of

Main site or place of performance

Edinburgh

II.2.4) Description of the procurement

This Procurement will be conducted through the use of the Open Procedure. The Invitation to tender (ITT) will evaluate both the quality and cost elements and is weighted

70 percent Quality and 30 percent Cost. A Quality threshold will apply, bidders are required to achieve a score of 42 or more out of 70 to progress to award.

Bidders will be required to complete the following sections within PCS-T:

ITT Qualification Section (Pass/Fail):

Bidders will be required to complete the Single Procurement Document (Scotland) requesting general information concerning the bidder, exclusion criteria and selection criteria (including suitability, economic and financial standing, technical and professional ability, quality assurance schemes etc.).

Bidders will be required to provide three examples of works and associated services that demonstrate the range of project types and contracts undertaken by your Practice and carried out during the past five years that demonstrate that they have the relevant experience in delivering works of a comparative nature and of a similar scale and complexity for Building Fabric Framework Agreement incorporating a Measured Term Contract, for the provision of reactive maintenance, planned small works and associated services.

ITT Award I Section (70 percent Quality and 30 percent Cost)

Bidders must confirm compliance with mandatory service requirements.

Quality - Bidders will be required to answer weighted award criteria questions such as on Service Delivery, Approach to working with the University and Problem Solving, Quality Workmanship, Contract Management, The Team, Health & Safety and Fair Work and Sustainability practices. Technical Scores shall be allocated based on the total percentage achieved by the response out of the maximum possible percentage. This takes into account the score out of 4 and the weighting allocated to individual questions.

Objective Scoring Criteria:

0 Unacceptable - Nil or inadequate response. Fails to demonstrate an ability to meet the requirement.

1 Poor - Response is partially relevant but generally poor. The response addresses some elements of the requirement but contains insufficient/limited detail or explanation to demonstrate how the requirement will be fulfilled.

2 Acceptable - Response is relevant and acceptable. The response addresses a broad understanding of the requirement but may lack details on how the requirement will be fulfilled in certain areas.

3 Good Response is relevant and good. The response is sufficiently detailed to demonstrate a good understanding and provides details on how the requirements will be fulfilled.

4 Excellent - Response is completely relevant and excellent overall. The response is comprehensive, unambiguous and demonstrates a thorough understanding of the requirement and provides details of how the requirement will be met in full.

Cost – The ITT stage will allow the submission of percentage adjustments on the NSR rates within each work category of the National Schedule of Rates. The bidder who submits the lowest overall cost, calculated by applying the percentage adjustments to provisional lump sum costs for each work category, will be awarded the maximum score and others awarded a score pro rata, in relation to the lowest bid.

II.2.5) Award criteria

Quality criterion - Name: Quality / Weighting: 70

Price - Weighting: 30

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

Duration in months

48

This contract is subject to renewal

Yes

Description of renewals

Retender process to begin nine months prior to expiry

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

Economic operators may be excluded from this competition if there 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.1.1) Suitability to pursue the professional activity, including requirements relating to enrolment on professional or trade registers

List and brief description of conditions

Bidders will be required to complete the Single Procurement Document (Scotland) requesting general information concerning the bidder, exclusion criteria and selection criteria (including suitability, economic and financial standing, technical and professional ability, quality assurance schemes etc.). Within the suitability section, the following accreditations will be mandatory (working towards any of these memberships will not be acceptable):

- Gas Safe Registration.
- Membership of Scottish and Northern Ireland Plumbing Employers' Federation (SNIPEF) or equivalent
- Membership of SELECT, National Inspection Council for Electrical Installation Contracting (NICEIC) or equivalent
- Employees operating under this contract hold the appropriate Scottish Joint Industry Board (SJIB) grading card status or equivalent
- Suppliers or their sub-contractors must hold Prefabricated Access Suppliers' & Manufacturers Association (PASMA) and International Powered Access Federation (IPAF) accreditation.
- The successful supplier or their sub-contracted partner should be a member of NASC (National Access & Scaffolding Confederation) or equivalent*, and compliant with TG20:13 Good Practice Guidance for Tube and Fitting Scaffolding.

- Suppliers or their sub-contractor should be a current member of the Contract Flooring Association (CFA) or equivalent.
- The bidder must hold a UKAS (or equivalent) accredited independent third-party certificate of compliance in accordance with BS EN ISO 9001 (or equivalent).
- The bidder must hold a UKAS (or equivalent), accredited independent third-party certificate of compliance in accordance with ISO 45001 (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.
- The bidder must hold a UKAS (or equivalent) accredited independent third-party certificate of compliance in accordance with BS EN ISO14001 (or equivalent).

III.1.2 Economic and financial standing

Minimum level(s) of standards possibly required

SPD ref. 4B Economic and Financial Standing

Bidders will be required to have a minimum “general” yearly turnover of GBP 1,000,000 GBP for the last 3 years (excluding VAT).

It is a requirement of this contract that bidders hold, or can commit to obtain prior to the commencement of any subsequently awarded contract, the types and levels of insurance indicated below:

Employer's (Compulsory) Liability Insurance - GBP 5 million

Public/Product Liability Insurance - GBP 10 million

Professional Indemnity Insurance - GBP 2 million

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

4B.6 Statement 1:

Where the bidder is providing a submission on behalf of a subsidiary company, upon request, the bidder must obtain a Parent Company Guarantee prior to commencement of any subsequently awarded contract.

4B.6 Statement 2:

Bidders will be required to provide adequate assurance of financial strength to

successfully complete their contractual obligations.

Bidders must be able to provide upon request, their 3 most recent sets of annual audited accounts, including profit and loss information, and the following ratios:

- Current Ratio
- Quick Ratio
- Debtors Turnover Ratio
- Return on Assets
- Working Capital
- Debt to Equity Ratio
- Gross Profit Ratio

A review of your ratios and audited accounts may be undertaken. In some cases, this review may lead to an additional request for further financial information to help clarify any potential issues raised.

This information may be used to assess financial sustainability.

III.1.3) Technical and professional ability

Minimum level(s) of standards possibly required

SPD ref. 4C1.2 Question

Bidders will be required to provide three examples of works and associated services that demonstrate the range of project types and contracts undertaken by them during the past five years that demonstrate that they have the relevant experience in delivering services of a comparative nature and of a similar scale and complexity as required under the Building Fabric Maintenance Works and Associated Services, as described in part II.2.4 of the OJEU Contract Notice or the relevant section of the Site Notice.

Example 1: Value should be up to GBP 5K

Example 2: Value Should be between GBP 5K to GBP 20K

Example 3: Value should be between GBP 20K to GBP 150K

Bidder's examples should include but are not limited to the following details in their service provision examples:

- Detailed description of the service (including detail of whether the service was planned or reactive)
- Value of the contract/service
- Contract period
- Complexity of estate managed
- Details of multi/complex stakeholder engagement.
- Location, including name and address of the client contact to provide a reference to the University

In order to ensure that newer or start-up companies have a chance to demonstrate any experience relevant to the current requirement, examples may be provided from within their organisation; bidders may rely on the experience of personnel that they intend to use to carry out the current requirement, even if that experience was gained whilst working for a different organisation.

III.2) Conditions related to the contract

III.2.2) Contract performance conditions

Please refer to the ITT tender documents for full details.

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

Open procedure

IV.1.3) Information about a framework agreement or a dynamic purchasing system

The procurement involves the establishment of a framework agreement

Framework agreement with several operators

Envisaged maximum number of participants to the framework agreement: 5

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 000-013848](#)

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

Date

24 June 2024

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: 4 (from the date stated for receipt of tender)

IV.2.7) Conditions for opening of tenders

Date

24 June 2024

Local time

12:00pm

Section VI. Complementary information

VI.1) Information about recurrence

This is a recurrent procurement: Yes

Estimated timing for further notices to be published: Nine months prior to expiry

VI.3) Additional information

2A.17 If the bidder is participating in the procurement procedure together with others as part of a group, consortium, joint venture or

similar arrangement, the bidder must answer "yes" and complete the supplier response form attached to section 2A.17.4

2C.1 If the bidder is to rely on the capacities of other suppliers in order to meet the selection criteria set out under Part 4 and the criteria and

rules set out under Part 5 the bidders should answer 'yes' and the suppliers must complete the first three sections of the SPD supplier

response form to section 2C.1.1. Any selection criteria response from SPD section 4 that they fulfil on behalf of the main bidder should be

clearly labelled with the suppliers name and submitted as part of the main submission.

2D.1 If the bidder expects to subcontract to parties which they will not rely on to meet the selection criteria, they should answer 'yes' and,

as far as known, list these entities. You will not need to submit the supplier response form on their behalf at this stage, but must submit it

with the first three sections completed at any stage upon request.

Modern Slavery, Blacklisting Equalities Act-Bidders and subcontractors engaged in the delivery of this contract may be excluded if they

have not met applicable social, environmental and labour obligations under national, EU, and international law (as indicated in SPD section

3D). Without prejudice to any additional relevant duties, suppliers should note that this includes obligations for certain organisations under:

- the Modern Slavery Act 2015 (available at <http://www.legislation.gov.uk/ukpga/2015/30/contents/enacted>),
- the ILO conventions and other measures listed in Annex X of Directive 2014/24/EU (available at <http://eur-lex.europa.eu/legal-content/EN/TXT/HTML/?uri=CELEX:32014L0024&from=EN>)
- the Equality Act 2010 (available at <https://www.legislation.gov.uk/ukpga/2010/15/contents>)
- the Employment Relations Act 1999 (Blacklists) Regulations 2010 (<http://www.legislation.gov.uk/ksi/2010/493/contents/made>) - this is grounds for mandatory exclusion or termination at any procurement or contract stage.

At any stage, bidders and/or relevant subcontractors may be required to provide statements and means of proof demonstrating their compliance with these obligations or the reliability of their self-cleansing measures, including the annual statement as provided for by section 54 of the Modern Slavery Act for organisations with a turnover of 36,000,000 GBP or over.

The buyer is using PCS-Tender to conduct this ITT exercise. The Project code is 26642. 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:

Please provide a method statement describing how you expect to provide additional social value within our local communities through this framework.

Our Community Benefits and Partnership Working Plan must be reviewed and completed. To ensure proportionality, we have suggested a banded approach to ensure suppliers of all sizes can work with the University effectively to achieve common aims.

Please detail how these will be measured and reported to the University, including the frequency of these reports.

Agreed social value proposals made by the successful bidder at award stage are embedded into the project success measures.

The contractor will be required to provide a dedicated Community Benefits Officer to work with the UoE, project sponsors and key local stakeholders to create an effective Community Benefits Action Plan (CBAP) and manage social value in project delivery.

(SC Ref:767198)

VI.4) Procedures for review

VI.4.1) Review body

Edinburgh Sheriff Court

Edinburgh

Country

United Kingdom