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Contract

## **Asbestos Contract CH192128**

London Borough of Ealing

F03: Contract award notice

Notice identifier: 2021/S 000-020181

Procurement identifier (OCID): ocds-h6vhtk-02d644

Published 18 August 2021, 11:40am

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

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

London Borough of Ealing

Ealing Council, Perceval House, 14/16 Uxbridge Road

Ealing

W5 2HL

#### **Contact**

Ms Abigail Acosta

#### **Email**

[acostaa@ealing.gov.uk](mailto:acostaa@ealing.gov.uk)

#### **Telephone**

+44 2088258000

#### **Country**

United Kingdom

**NUTS code**

UK - United Kingdom

**Internet address(es)**

Main address

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

Buyer's address

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

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

Regional or local authority

**I.5) Main activity**

General public services

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**Section II: Object**

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

**II.1.1) Title**

Asbestos Contract CH192128

Reference number

DN513902

**II.1.2) Main CPV code**

- 45262660 - Asbestos-removal work

**II.1.3) Type of contract**

Works

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

To assist Ealing Borough Council manage its duties in regard of asbestos, the Council is seeking to set up a contract for the following work streams. Contract Awards will be determined as set out within the Invitation to Tender (ITT) Document.

Lot 1 Asbestos Surveying, Sampling and Analytical Services (Housing and Regeneration East and West) – Management, Refurbishment and Surveys, Re-Inspection Surveys, Sample Analysis and any bespoke requirements. Compliance Air Monitoring, Reassurance Monitoring and Enclosure Clearances

Lot 2 Asbestos Surveying, Sampling and Analytical Services (Corporate and Education) – Management, Refurbishment and Surveys, Re-Inspection Surveys, Sample Analysis and any bespoke requirements. Compliance Air Monitoring, Reassurance Monitoring and Enclosure Clearances

Lot 3 Asbestos Removal/Remediation Works (Housing and Regeneration)

Lot 4 Asbestos Removal/Remediation Works (Corporate and Education)

The Council is seeking to make this contract available to all Ealing Borough Council Departments for work directly accountable to the Ealing Estate/Portfolio.

Scope of Works The Framework will cover for the provision of asbestos repair/encapsulation, removal and survey works and /compliance air monitoring services necessary for the Council to safely and effectively manage asbestos within its building stock.

The Council building stock is of a varied age, size & condition and includes but is not limited to the following property types/uses;

- Offices
- Educational premises
- Leisure Centres
- Residential homes
- Day centres
- Depots
- Shop units

- Social Housing stock
- Community Centres

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

This contract is divided into lots: Yes

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

Lowest offer: £250,000 / Highest offer: £600,000 taken into consideration

## **II.2) Description**

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

Asbestos Surveying, Sampling and Analytical Services (Housing and Regeneration East and West) – Management, Refurbishment and Surveys, Re-Inspection Surveys, Sample Analysis and any bespoke requirements. Compliance Air Monitoring, Reassurance Monitoring and Enclosure Clearances

Lot No

1

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

- 45262660 - Asbestos-removal work

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

NUTS codes

- UKI - London
- UKI7 - Outer London – West and North West

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

The aim of the contract is for the provision of asbestos inspections and associated services to London Borough of Ealing's occupied housing properties, void properties, communal blocks, estate areas, and sheltered housing. There will be planned management and re-inspection survey, planned refurbishment programmes, ad-hoc services and some out of hour's emergency work. The borough will be split into two areas/wards with roughly equal numbers of blocks in Area 1 and Area 2. Asbestos Management & Reinspection Survey phased programmes throughout all Communal

Areas divided between the two Contractors by Areas East and West. Surveys Reports including Data Loaders to be returned within 30 working days from order of each phase. Rapid Void Survey Response. Resources allocated within 24 hours, onsite within 48 hours and full Survey Report available within 3 working days of the order. Completed Data Loaders to be issued within 5 working days. Annual Planned Refurbishment Upgrade programmes with intrusive investigations within the scope of the planned works and management surveys throughout the rest of the property. Surveys Reports including Data Loaders to be returned within 10-30 working days from order dependant on the stated Priority Response. Monitoring Asbestos Remediation programmes and ad-hoc works, including Background, Leak, Clearance, Reassurance and Personal Air Monitoring and Clearance Inspections. Certificates issued within 24 hours of completion on site and Data Loaders to be updated and returned within 5 working days. Reactive Rapid Response services, with onsite attendance within 4 hours, reassurance air testing, visual assessments and bulk sampling (where appropriate) to determine and minimise any potential risk.

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

Quality criterion - Name: Quality / Weighting: 60

Price - Weighting: 40

### **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**

Asbestos Surveying, Sampling and Analytical Services (Corporate and Education) – Management, Refurbishment and Surveys, Re-Inspection Surveys, Sample Analysis and any bespoke requirements. Compliance Air Monitoring, Reassurance Monitoring and Enclosure Clearances

Lot No

2

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

- 90650000 - Asbestos removal services

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

NUTS codes

- UKI - London

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

The aim of the contract is for the provision of asbestos inspections and associated services to London Borough of Ealing's community centres, halls, parks, pavilions and corporate and school buildings. These service provisions shall also be accessible to Council owned and partial responsibility properties within those sectors. There will be planned management and re-inspection survey programmes, planned refurbishment programmes, ad-hoc services and some out of hour's emergency work. Asbestos Management & Reinspection Survey phased programmes throughout Corporate and Education properties. Surveys Reports including CAD plans and Data Loaders to be returned within specified timescales. Annual Reinspection Programmes. Surveys Reports including updated CAD plans and Data Loaders to be returned within specified timescales. Reactive Refurbishment & Demolition Surveys within the scope of the reactive works. Surveys Reports, including updated Data Loaders and CAD plans to be returned within specified timescales. Annual Planned Refurbishment Upgrade programmes with intrusive investigations within the scope of the planned works. Surveys Reports including updated Data Loaders to be returned within specified timescales from order dependant on the stated Priority Response. Monitoring Asbestos Remediation programmes and projects. Completion of Background, Leak, Clearance, Reassurance and Personal Air Monitoring and Clearance Inspections. Certificates issued within 24 hours of completion on site. CAD plans and Data Loaders to be updated with remediation works and returned within specified timescales of completion on site. Reactive Rapid Response services, with onsite attendance within 2 hours, reassurance air testing, visual assessments and bulk sampling (where appropriate) to determine and minimise any potential risk.

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

Quality criterion - Name: Quality / Weighting: 60

Price - Weighting: 40

### **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**

Asbestos Removal/Remediation Works (Housing and Regeneration)

Lot No

3

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

- 90650000 - Asbestos removal services

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

NUTS codes

- UKI - London

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

Previous work or due to damaged components in all types of properties. Current projects include extensive Basement cleans with multiple rooms, Loft decontaminations and standard Boiler Rooms cleans. Encapsulation works where asbestos materials have been damaged by a variety of causes and there is a potential for the release of asbestos into the atmosphere. Projects include encapsulation of AIB ceiling panels at height, encapsulation and protection of asbestos wall panels, and encapsulation of Boiler Room walls following Environmental Cleans (and following inspection by the Councils approved Inspection Contractor). Environmental cleans where asbestos debris is required to be cleaned following either poor previous work or due to damaged components in all types of properties. Current projects include extensive Basement cleans with multiple rooms, Loft decontaminations and standard Boiler Rooms cleans. Encapsulation works where asbestos materials have been damaged by a variety of causes and there is a potential for the release of asbestos into the atmosphere. Projects include encapsulation of AIB ceiling panels at height, encapsulation and protection of asbestos wall panels, and encapsulation of Boiler Room walls following Environmental Cleans (and following inspection by the Councils approved Inspection Contractor). Removal works where asbestos has been damaged beyond repair or must be removed to facilitate other works. Asbestos Removal/Remediation Works in public and/or communal areas, care homes and working in areas with vulnerable persons. Rapid Void Works Response. Resources allocated

within 24 hours, onsite within 48 hours and NLW Asbestos Works completed within 3 working days of the order. Annual Planned Refurbishment Upgrade programs with planned removals within the scope of the works. Works to be booked within agreed deadlines from order dependant on the stated Priority Response. Assisting other Contractors to safely carryout their works where there are Asbestos elements and/or previously un-accessed areas. Whereby the Contractor shall liaise with all relevant parties to provide a safe and effective solution. This may include projects such as initial window removal programs, opening up service voids, relocation of technical equipment from contaminated areas etc. ALL completion paperwork and consignment notes to be returned within 3 working days from completion on site. Managing Asbestos Remediation programs and ad-hoc works, including liaising with the Council's Asbestos Inspection Company and other approved contractors. Reactive Rapid Response services, with onsite attendance within 2 hours to make potentially contaminated areas safe and create safe exclusion zones until normal working hours and planned remediations can be arranged.

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

Quality criterion - Name: Quality / Weighting: 60

Price - Weighting: 40

### **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**

Asbestos Removal/Remediation Works (Corporate and Education)

Lot No

4

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

- 90650000 - Asbestos removal services

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

NUTS codes

- UKI - London

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

The aim of the contract is for the provision of asbestos removals, remediations and other associated asbestos services to London Borough of Ealing's community centres, halls, parks, pavilions and corporate and school buildings. These service provisions shall also be accessible to Council owned and partial responsibility properties within those sectors. There will be planned management and refurbishment programmes, ad-hoc services and some out of hour's emergency work. Environmental cleans where asbestos debris is required to be cleaned following either poor previous work or due to damaged components in all types of properties. Current projects include extensive Basement cleans with multiple rooms, Loft decontaminations and standard Boiler Rooms cleans. Encapsulation works where asbestos materials have been damaged by a variety of causes and there is a potential for the release of asbestos into the atmosphere. Projects include encapsulation of AIB ceiling panels at height, encapsulation and protection of asbestos wall panels, and encapsulation of Boiler Room walls following Environmental Cleans (and following inspection by the Councils approved Inspection Contractor). Removal works where asbestos has been damaged beyond repair or must be removed to facilitate other works. Asbestos Removal/Remediation Works in public and/or communal areas, care homes and working in areas with vulnerable persons. Rapid Void Works Response. Resources allocated within 24 hours, onsite within 48 hours and NLW Asbestos Works completed within 3 working days of the order. Annual Planned Refurbishment Upgrade programs with planned removals within the scope of the works. Works to be booked within agreed deadlines from order dependant on the stated Priority Response. Assisting other Contractors to safely carryout their works where there are Asbestos elements and/or previously un-accessed areas. Whereby the Contractor shall liaise with all relevant parties to provide a safe and effective solution. This may include projects such as initial window removal programs, opening up service voids, relocation of technical equipment from contaminated areas etc. ALL completion paperwork and consignment notes to be returned within 3 working days from completion on site. Managing Asbestos Remediation programs and ad-hoc works, including liaising with the Council's Asbestos Inspection Company and other approved contractors. Reactive Rapid Response services, with onsite attendance within 2 hours to make potentially contaminated areas safe and create safe exclusion zones until normal working hours and planned remediations can be arranged.

The Council will enter into a contract based upon the JCT Measured Term Contract (MTC) 2016, as amended and incorporating the documents stated in the tender package. It is the intention to award the contract to a single contractor.

The expected value of the contract will be approximately £4,000,000 for total spend for

the proposed contract term for all lots. Guarantee cannot be given by Ealing Council with regard to the volume, trade requirement, value, duration, category nor continuity of the works. Some stock is within areas identified for regeneration and development, this is likely to mean that there will be some change in the overall number of blocks and also lead on supply and demand of works during the life of the contract. The overall contract length for all above lots will be for the period of 4 years, unless extended by the Employer with the agreement of the Contractor. The Employer may propose one extension to the contract period up to a maximum of 1 further year by serving written notice to that effect on the Contractor. The contract period is extended if the Contractor agrees to the extension. If you are tendering for multiple lots you will be required to indicate in your tender submission which is your preferred lot as only one lot will be awarded per contractor.

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

Quality criterion - Name: Quality / Weighting: 60

Price - Weighting: 40

#### **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

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## **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: [2020/S 242-600181](#)

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

### **Contract No**

Asbestos Contract CH192128

### **Lot No**

1

### **Title**

Asbestos Surveying, Sampling and Analytical Services (Housing and Regeneration East and West) – Management, Refurbishment and Surveys, Re-Inspection Surveys, Sample Analysis and any bespoke requirements. Compliance Air Monitoring, Reassurance Monitoring and Enclosure Clearances

A contract/lot is awarded: Yes

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

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

1 July 2021

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

Number of tenders received: 13

Number of tenders received from SMEs: 7

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

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

Number of tenders received by electronic means: 13

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

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

OC Consulting Ltd (T/A Manestream)

Rowan House, Delaware Road

Cheshunt

EM8 0SP

Country

United Kingdom

NUTS code

- UK - United Kingdom

National registration number

07944944

The contractor is an SME

Yes

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

Lowest offer: £500,000 / Highest offer: £750,000 taken into consideration

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

### **Contract No**

Asbestos Contract CH192128

### **Lot No**

2

### **Title**

Asbestos Surveying, Sampling and Analytical Services (Corporate and Education) – Management, Refurbishment and Surveys, Re-Inspection Surveys, Sample Analysis and any bespoke requirements. Compliance Air Monitoring, Reassurance Monitoring and Enclosure Clearances

A contract/lot is awarded: Yes

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

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

1 July 2021

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

Number of tenders received: 13

Number of tenders received from SMEs: 7

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

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

Number of tenders received by electronic means: 13

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

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

OC Consulting UK Ltd t/a Manestream

Rowan House, Delaware Road

Cheshunt

EM8 0SP

Country

United Kingdom

NUTS code

- UKI - London

National registration number

07944944

The contractor is an SME

Yes

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

Lowest offer: £250,000 / Highest offer: £600,000 taken into consideration

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

### **Contract No**

Asbestos Contract CH192128

### **Lot No**

3

### **Title**

Asbestos Removal/Remediation Works (Housing and Regeneration)

A contract/lot is awarded: Yes

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

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

1 July 2021

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

Number of tenders received: 13

Number of tenders received from SMEs: 7

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

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

Number of tenders received by electronic means: 13

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

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

Ductclean (UK) Ltd t/a DCUK FM

1 Woodfield Road, Welwyn Garden City

Hertfordshire

AL7 1JQ

Country

United Kingdom

NUTS code

- UKI - London

National registration number

03639301

The contractor is an SME

Yes

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

Lowest offer: £500,000 / Highest offer: £750,000 taken into consideration

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

### **Contract No**

Asbestos Contract CH192128

### **Lot No**

4

### **Title**

Asbestos Removal/Remediation Works (Corporate and Education)

A contract/lot is awarded: Yes

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

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

1 July 2021

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

Number of tenders received: 13

Number of tenders received from SMEs: 7

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

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

Number of tenders received by electronic means: 13

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

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

Ductclean (UK) Ltd t/a DCUK FM

1 Woodfield Road, Welwyn Garden City,

Hertfordshire

AL7 1JQ

Country

United Kingdom

NUTS code

- UKI - London

National registration number

03639301

The contractor is an SME

Yes

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

Lowest offer: £250,000 / Highest offer: £600,000 taken into consideration

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## **Section VI. Complementary information**

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

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

High Court, Royal Courts of Justice

Strand

London

WC2A 2LL

Telephone

+44 2079476000

Country

United Kingdom