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Contract

FW0070 - Building Maintenance Framework Agreement

Forestry and Land Scotland

F03: Contract award notice

Notice identifier: 2021/S 000-021332

Procurement identifier (OCID): ocds-h6vhtk-02aa39

Published 27 August 2021, 4:04pm

Section I: Contracting authority

I.1) Name and addresses

Forestry and Land Scotland

Great Glen Way, Leachkin Road

Inverness

IV3 8NW

Email

Procurement@forestryandland.gov.scot

Telephone

+44 3000676000

Country

United Kingdom

NUTS code

UKM - Scotland

Internet address(es)

Main address

<http://www.forestryandland.gov.scot>

Buyer's address

https://www.publiccontractsscotland.gov.uk/search/Search_AuthProfile.aspx?ID=AA30371

I.4) Type of the contracting authority

Body governed by public law

I.5) Main activity

Environment

Section II: Object

II.1) Scope of the procurement

II.1.1) Title

FW0070 - Building Maintenance Framework Agreement

Reference number

FW0070

II.1.2) Main CPV code

- 45210000 - Building construction work

II.1.3) Type of contract

Works

II.1.4) Short description

Forestry and Land Scotland (FLS) is a Scottish Government agency responsible for

managing Scotland's national forests and land. FLS manages a large number of buildings (including offices, stores, workshops and deer larders) across Scotland and requires contractors to provide building maintenance and improvement works.

FLS is seeking to appoint a suitably experienced all-trades contractor for the completion of a variety of maintenance and minor improvements across the built estate ranging from emergency repairs through reactive works to larger planned projects.

For the purposes of the contract, Scotland has been split into Lots. The Lots are as follows:

Lot 1 – North

Lot 2 - East

Lot 3 - West

Lot 4 – South

II.1.6) Information about lots

This contract is divided into lots: Yes

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

Value excluding VAT: £8,487,000

II.2) Description

II.2.1) Title

Lot 1 - North

Lot No

1

II.2.2) Additional CPV code(s)

- 45300000 - Building installation work
- 50700000 - Repair and maintenance services of building installations
- 50710000 - Repair and maintenance services of electrical and mechanical building installations

- 50711000 - Repair and maintenance services of electrical building installations
- 50712000 - Repair and maintenance services of mechanical building installations
- 44212310 - Scaffolding
- 45000000 - Construction work
- 45210000 - Building construction work
- 45262100 - Scaffolding work
- 45315300 - Electricity supply installations
- 45330000 - Plumbing and sanitary works
- 45332200 - Water plumbing work
- 45420000 - Joinery and carpentry installation work
- 45421000 - Joinery work
- 71540000 - Construction management services
- 45261210 - Roof-covering work
- 45261211 - Roof-tiling work
- 45261212 - Roof-slating work
- 45261410 - Roof insulation work
- 45261900 - Roof repair and maintenance work
- 45261910 - Roof repair
- 45261920 - Roof maintenance work
- 44112200 - Floor coverings
- 45430000 - Floor and wall covering work
- 45431100 - Floor-tiling work
- 45232141 - Heating works
- 50720000 - Repair and maintenance services of central heating
- 50721000 - Commissioning of heating installations
- 44163112 - Drainage system

- 45232452 - Drainage works
- 45262670 - Metalworking
- 45442100 - Painting work
- 45442110 - Painting work of buildings
- 45442180 - Repainting work
- 45332400 - Sanitary fixture installation work
- 45432112 - Laying of paving
- 45410000 - Plastering work
- 45441000 - Glazing work
- 45421100 - Installation of doors and windows and related components
- 45421130 - Installation of doors and windows
- 45421160 - Ironmongery work
- 44316000 - Ironmongery
- 45262500 - Masonry and bricklaying work
- 45262700 - Building alteration work
- 50000000 - Repair and maintenance services

II.2.3) Place of performance

NUTS codes

- UKM - Scotland

Main site or place of performance

North region of Scotland (Appendix A of contract documents).

II.2.4) Description of the procurement

Forestry and Land Scotland (FLS) is a Scottish Government agency responsible for managing Scotland's national forests and land. FLS manages a large number of buildings (including offices, stores, workshops and deer larders) across Scotland and requires contractors to provide building maintenance and improvement works.

FLS is seeking to appoint a suitably experienced all-Trades contractor for the completion of a variety of maintenance and minor improvements across the built estate ranging from emergency repairs through reactive works to larger planned projects.

There are 229 buildings within Lot 1.

Work will be categorised as one of below priorities:-

Priority 1a - Emergency work within working hours of 08:00-17:00 – required trade to attend site within 5 hours. Additional time and travel costs will be agreed in advance for Island properties.

Priority 1b – Emergency work out with the above working hours – Although the previous frameworks demonstrate minimal requirements for out of normal working hours, emergency call out to be available 24 hours a day 365 days a year. Required trade to attend site within 5 hours.

Priority 2 - Reactive Work – Required trade to attend site and complete works within 10 working days.

Priority 3 - Planned Work – Required trade will attend site within 4 weeks.

II.2.5) Award criteria

Quality criterion - Name: Personnel/Sub-Contractor Selection Process / Weighting: 10

Quality criterion - Name: CDM Regulations / Weighting: 10

Quality criterion - Name: Management Team / Weighting: 8

Quality criterion - Name: Lone Working / Weighting: 8

Quality criterion - Name: Fair Work Practices / Weighting: 4

Quality criterion - Name: Community Benefits / Weighting: Pass/Fail

Quality criterion - Name: Living Wage / Weighting: Non-scored

Quality criterion - Name: Bidders Day / Weighting: Pass/fail

Price - Weighting: 60

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

Lot 2 - East

Lot No

2

II.2.2) Additional CPV code(s)

- 50700000 - Repair and maintenance services of building installations
- 50710000 - Repair and maintenance services of electrical and mechanical building installations
- 50711000 - Repair and maintenance services of electrical building installations
- 50712000 - Repair and maintenance services of mechanical building installations
- 45300000 - Building installation work
- 50000000 - Repair and maintenance services
- 44212310 - Scaffolding
- 45000000 - Construction work
- 45210000 - Building construction work
- 45262100 - Scaffolding work
- 45315300 - Electricity supply installations
- 45330000 - Plumbing and sanitary works
- 45332200 - Water plumbing work
- 45420000 - Joinery and carpentry installation work
- 45421000 - Joinery work

- 71540000 - Construction management services
- 45261210 - Roof-covering work
- 45261211 - Roof-tiling work
- 45261212 - Roof-slating work
- 45261410 - Roof insulation work
- 45261900 - Roof repair and maintenance work
- 45261910 - Roof repair
- 45261920 - Roof maintenance work
- 44112200 - Floor coverings
- 45430000 - Floor and wall covering work
- 45431100 - Floor-tiling work
- 45232141 - Heating works
- 50720000 - Repair and maintenance services of central heating
- 50721000 - Commissioning of heating installations
- 44163112 - Drainage system
- 45232452 - Drainage works
- 45262670 - Metalworking
- 45442100 - Painting work
- 45442110 - Painting work of buildings
- 45442180 - Repainting work
- 45332400 - Sanitary fixture installation work
- 45432112 - Laying of paving
- 45410000 - Plastering work
- 45441000 - Glazing work
- 45421100 - Installation of doors and windows and related components
- 45421130 - Installation of doors and windows

- 45421160 - Ironmongery work
- 44316000 - Ironmongery
- 45262500 - Masonry and bricklaying work
- 45262700 - Building alteration work

II.2.3) Place of performance

NUTS codes

- UKM - Scotland

Main site or place of performance

East region of Scotland (Appendix A of contract documents).

II.2.4) Description of the procurement

Forestry and Land Scotland (FLS) is a Scottish Government agency responsible for managing Scotland's national forests and land. FLS manages a large number of buildings (including offices, stores, workshops and deer larders) across Scotland and requires contractors to provide building maintenance and improvement works.

FLS is seeking to appoint a suitably experienced all-trades contractor for the completion of a variety of maintenance and minor improvements across the built estate ranging from emergency repairs through reactive works to larger planned projects.

There are 81 buildings within Lot 2.

Work will be categorised as one of below priorities:-

Priority 1a - Emergency work within working hours of 08:00-17:00 – required trade to attend site within 5 hours. Additional time and travel costs will be agreed in advance for Island properties.

Priority 1b – Emergency work out with the above working hours – Although the previous frameworks demonstrate minimal requirements for out of normal working hours, emergency call out to be available 24 hours a day 365 days a year. Required trade to attend site within 5 hours.

Priority 2 - Reactive Work – Required trade to attend site and complete works within 10 working days.

Priority 3 - Planned Work – Required trade will attend site within 4 weeks.

II.2.5) Award criteria

Quality criterion - Name: Personnel/Sub-contractor Selection Process / Weighting: 10

Quality criterion - Name: CDM Regulations / Weighting: 10

Quality criterion - Name: Management Team / Weighting: 8

Quality criterion - Name: Lone Working / Weighting: 8

Quality criterion - Name: Fair Work Practices / Weighting: 4

Quality criterion - Name: Community Benefits / Weighting: Pass/Fail

Quality criterion - Name: Living Wage / Weighting: Non-scored

Quality criterion - Name: Bidders Day / Weighting: Pass/Fail

Price - Weighting: 60

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

Lot 3 - West

Lot No

3

II.2.2) Additional CPV code(s)

- 45300000 - Building installation work
- 50700000 - Repair and maintenance services of building installations

- 50710000 - Repair and maintenance services of electrical and mechanical building installations
- 50711000 - Repair and maintenance services of electrical building installations
- 50712000 - Repair and maintenance services of mechanical building installations
- 44212310 - Scaffolding
- 45000000 - Construction work
- 45210000 - Building construction work
- 45262100 - Scaffolding work
- 45315300 - Electricity supply installations
- 45330000 - Plumbing and sanitary works
- 45332200 - Water plumbing work
- 45420000 - Joinery and carpentry installation work
- 45421000 - Joinery work
- 71540000 - Construction management services
- 45261210 - Roof-covering work
- 45261211 - Roof-tiling work
- 45261212 - Roof-slating work
- 45261410 - Roof insulation work
- 45261900 - Roof repair and maintenance work
- 45261910 - Roof repair
- 45261920 - Roof maintenance work
- 44112200 - Floor coverings
- 45430000 - Floor and wall covering work
- 45431100 - Floor-tiling work
- 45232141 - Heating works
- 50720000 - Repair and maintenance services of central heating
- 50721000 - Commissioning of heating installations

- 44163112 - Drainage system
- 45232452 - Drainage works
- 45262670 - Metalworking
- 45442100 - Painting work
- 45442110 - Painting work of buildings
- 45442180 - Repainting work
- 45332400 - Sanitary fixture installation work
- 45432112 - Laying of paving
- 45410000 - Plastering work
- 45441000 - Glazing work
- 45421100 - Installation of doors and windows and related components
- 45421130 - Installation of doors and windows
- 44316000 - Ironmongery
- 45421160 - Ironmongery work
- 45262500 - Masonry and bricklaying work
- 45262700 - Building alteration work
- 50000000 - Repair and maintenance services

II.2.3) Place of performance

NUTS codes

- UKM - Scotland

Main site or place of performance

West region of Scotland (Appendix A of contract documents).

II.2.4) Description of the procurement

Forestry and Land Scotland (FLS) is a Scottish Government agency responsible for managing Scotland's national forests and land. FLS manages a large number of buildings (including offices, stores, workshops and deer larders) across Scotland and requires contractors to provide building maintenance and improvement works.

FLS is seeking to appoint a suitably experienced all-trades contractor for the completion of a variety of maintenance and minor improvements across the built estate ranging from emergency repairs through reactive works to larger planned projects.

There are 168 buildings within Lot 3.

Work will be categorised as one of below priorities:-

Priority 1a - Emergency work within working hours of 08:00-17:00 – required trade to attend site within 5 hours. Additional time and travel costs will be agreed in advance for Island properties.

Priority 1b – Emergency work out with the above working hours – Although the previous frameworks demonstrate minimal requirements for out of normal working hours, emergency call out to be available 24 hours a day 365 days a year. Required trade to attend site within 5 hours.

Priority 2 - Reactive Work – Required trade to attend site and complete works within 10 working days.

Priority 3 - Planned Work – Required trade will attend site within 4 weeks.

II.2.5) Award criteria

Quality criterion - Name: Personnel/Sub-contractor Selection Process / Weighting: 10

Quality criterion - Name: CDM Regulations / Weighting: 10

Quality criterion - Name: Management Team / Weighting: 8

Quality criterion - Name: Lone Working / Weighting: 8

Quality criterion - Name: Fair Work Practices / Weighting: 4

Quality criterion - Name: Community Benefits / Weighting: Pass/Fail

Quality criterion - Name: Living Wage / Weighting: Non-scored

Quality criterion - Name: Bidders Day / Weighting: Pass/Fail

Price - Weighting: 60

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

Lot 4 - South

Lot No

4

II.2.2) Additional CPV code(s)

- 45300000 - Building installation work
- 50700000 - Repair and maintenance services of building installations
- 50710000 - Repair and maintenance services of electrical and mechanical building installations
- 50711000 - Repair and maintenance services of electrical building installations
- 50712000 - Repair and maintenance services of mechanical building installations
- 44212310 - Scaffolding
- 45000000 - Construction work
- 45210000 - Building construction work
- 45262100 - Scaffolding work
- 45315300 - Electricity supply installations
- 45330000 - Plumbing and sanitary works
- 45332200 - Water plumbing work
- 45420000 - Joinery and carpentry installation work
- 71540000 - Construction management services
- 45421000 - Joinery work

- 45261210 - Roof-covering work
- 45261211 - Roof-tiling work
- 45261212 - Roof-slating work
- 45261410 - Roof insulation work
- 45261900 - Roof repair and maintenance work
- 45261910 - Roof repair
- 45261920 - Roof maintenance work
- 44112200 - Floor coverings
- 45430000 - Floor and wall covering work
- 45431100 - Floor-tiling work
- 45232141 - Heating works
- 50720000 - Repair and maintenance services of central heating
- 50721000 - Commissioning of heating installations
- 44163112 - Drainage system
- 45232452 - Drainage works
- 45262670 - Metalworking
- 45442100 - Painting work
- 45442110 - Painting work of buildings
- 45442180 - Repainting work
- 45332400 - Sanitary fixture installation work
- 45432112 - Laying of paving
- 45410000 - Plastering work
- 45441000 - Glazing work
- 45421100 - Installation of doors and windows and related components
- 45421130 - Installation of doors and windows
- 44316000 - Ironmongery

- 45421160 - Ironmongery work
- 45262500 - Masonry and bricklaying work
- 45262700 - Building alteration work
- 50000000 - Repair and maintenance services

II.2.3) Place of performance

NUTS codes

- UKM - Scotland

Main site or place of performance

South region of Scotland (Appendix A of contract documents).

II.2.4) Description of the procurement

Forestry and Land Scotland (FLS) is a Scottish Government agency responsible for managing Scotland's national forests and land. FLS manages a large number of buildings (including offices, stores, workshops and deer larders) across Scotland and requires contractors to provide building maintenance and improvement works.

FLS is seeking to appoint a suitably experienced all-trades contractor for the completion of a variety of maintenance and minor improvements across the built estate ranging from emergency repairs through reactive works to larger planned projects.

There are 203 buildings within Lot 4.

Work will be categorised as one of below priorities:-

Priority 1a - Emergency work within working hours of 08:00-17:00 – required trade to attend site within 5 hours. Additional time and travel costs will be agreed in advance for Island properties.

Priority 1b – Emergency work out with the above working hours – Although the previous frameworks demonstrate minimal requirements for out of normal working hours, emergency call out to be available 24 hours a day 365 days a year. Required trade to attend site within 5 hours.

Priority 2 - Reactive Work – Required trade to attend site and complete works within 10 working days.

Priority 3 - Planned Work – Required trade will attend site within 4 weeks.

II.2.5) Award criteria

Quality criterion - Name: Personnel/Sub-contractor Selection Process / Weighting: 10

Quality criterion - Name: CDM Regulations / Weighting: 10

Quality criterion - Name: Management Team / Weighting: 8

Quality criterion - Name: Lone Working / Weighting: 8

Quality criterion - Name: Fair Work Practices / Weighting: 4

Quality criterion - Name: Community Benefits / Weighting: Pass/Fail

Quality criterion - Name: Living Wage / Weighting: Non-scored

Quality criterion - Name: Bidders Day / Weighting: Pass/Fail

Price - Weighting: 60

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 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

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: [2021/S 000-008904](#)

Section V. Award of contract

Lot No

1

Title

Lot 1 - North

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

26 August 2021

V.2.2) Information about tenders

Number of tenders received: 2

Number of tenders received from SMEs: 2

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

Number of tenders received from tenderers from non-EU Member States: 2

Number of tenders received by electronic means: 2

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

V.2.3) Name and address of the contractor

Alltec Construction Ltd

73 Whitecraig Road, Whitecraigs Industrial Estate

Glenrothes

KY6 2RX

Telephone

+44 1592771854

Country

United Kingdom

NUTS code

- UKM - Scotland

The contractor is an SME

Yes

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

Initial estimated total value of the contract/lot: £2,369,000

Total value of the contract/lot: £2,369,000

Section V. Award of contract

Lot No

2

Title

Lot 2 - East

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

26 August 2021

V.2.2) Information about tenders

Number of tenders received: 4

Number of tenders received from SMEs: 4

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

Number of tenders received from tenderers from non-EU Member States: 4

Number of tenders received by electronic means: 4

The contract has been awarded to a group of economic operators: Yes

V.2.3) Name and address of the contractor

Alltec Construction Ltd

73 Whitecraig Road, Whitecraigs Industrial Estate

Glenrothes

KY6 2RX

Telephone

+44 1592771854

Country

United Kingdom

NUTS code

- UKM - Scotland

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

H&J Martin

Unit 2 Fairways Business Park, 4 Deerpark Avenue

Livingston

EH54 8AF

Telephone

+44 1506439937

Country

United Kingdom

NUTS code

- UKM - Scotland

The contractor is an SME

Yes

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

Total value of the contract/lot: £2,306,000

V.2.5) Information about subcontracting

The contract is likely to be subcontracted

Value or proportion likely to be subcontracted to third parties

Proportion: 40 %

Section V. Award of contract

Lot No

3

Title

Lot 3 - West

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

26 August 2021

V.2.2) Information about tenders

Number of tenders received: 4

Number of tenders received from SMEs: 4

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

Number of tenders received from tenderers from non-EU Member States: 4

Number of tenders received by electronic means: 4

The contract has been awarded to a group of economic operators: Yes

V.2.3) Name and address of the contractor

Alltec Construction Ltd

73 Whitecraig Road, Whitecraigs Industrial Estate

Glenrothes

KY6 2RX

Telephone

+44 1592771854

Country

United Kingdom

NUTS code

- UKM - Scotland

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

Stuart Livingstone Joinery Ltd

Oakview, Kirkton

Taynuilt

PA351HW

Telephone

+44 7787801123

Country

United Kingdom

NUTS code

- UKM63 - Lochaber, Skye & Lochalsh, Arran & Cumbrae and Argyll & Bute

The contractor is an SME

Yes

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

Total value of the contract/lot: £1,318,000

V.2.5) Information about subcontracting

The contract is likely to be subcontracted

Value or proportion likely to be subcontracted to third parties

Proportion: 18 %

Section V. Award of contract

Lot No

4

Title

Lot 4 - South

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

26 August 2021

V.2.2) Information about tenders

Number of tenders received: 3

Number of tenders received from SMEs: 3

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

Number of tenders received from tenderers from non-EU Member States: 3

Number of tenders received by electronic means: 3

The contract has been awarded to a group of economic operators: Yes

V.2.3) Name and address of the contractor

Alltec Construction Ltd

73 Whitecraig Road, Whitecraigs Industrial Estate

Glenrothes

KY6 2RX

Telephone

+44 1592771854

Country

United Kingdom

NUTS code

- UKM - Scotland

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

William Waugh & Sons (Builders) Ltd

PO Box 11, Dumfries

Dumfries

DG2 0SG

Telephone

+44 1387740216

Fax

+44 1387740586

Country

United Kingdom

NUTS code

- UKM - Scotland

The contractor is an SME

Yes

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

Total value of the contract/lot: £2,494,000

V.2.5) Information about subcontracting

The contract is likely to be subcontracted

Value or proportion likely to be subcontracted to third parties

Proportion: 5 %

Section VI. Complementary information

VI.3) Additional information

Question scoring methodology for Selection Criteria: pass/fail

Award Criteria questions can be found in the ITT together with the weightings.

Award scoring methodology is detailed in the Evaluation and Award Criteria Document.

Forestry and Land Scotland (FLS) reserves the right to modify the Framework Agreement - irrespective of the monetary value of modifications - within the scope permitted under Regulation 72(1) of the Public Contracts (Scotland) Regulations 2015, should operational reasons require it. Operational reasons for modification may include, but are not limited to:

-Changes to operational programmes

- Changes to FLS policy
- Any market change caused by Brexit;
- Extreme weather resulting in more works becoming necessary
- Changes to government policy
- Changes to available budget; and
- Fluctuations in volume requirements to deliver planned work.

Forestry and Land Scotland envisions awarding a maximum of eight Suppliers onto the Framework (2 per Lot).

Bidders will be required to attend a mandatory virtual bidders day as detailed in the Invitation to Tender.

The FLS guide to PCS-T here:

<https://forestryandland.gov.scot/images/researchandresources/procurement/Procurement-Supplier-Guidance-for-PCS-Tender.pdf>

The Supplier Developer Programme is available to assist Suppliers with public procurement including training events:

<https://www.sdpscotland.co.uk/region/public-bodies-forestry-commission/>

(SC Ref:664210)

VI.4) Procedures for review

VI.4.1) Review body

Inverness Sheriff Court

Sheriff Court House, The Castle

Inverness

IV2 3EG

Email

Inverness@scotcourts.gov.uk

Telephone

+44 1463230782

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 Public Contracts (Scotland) Regulations 2015 or the Procurement Reform (Scotland) Act 2014, may bring proceedings in the Sheriff Court or the Court of Session.

Court of Session

Parliament House

Parliament Square

Edinburgh

EH1 1RQ

0131 225 2595

supreme.courts@scotcourts.gov.uk