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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=AA3037 1

# 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

# 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

+44 1592771854

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   |
| Oakview, Kirkton Taynuilt  |
|  |
| Taynuilt   |
| Taynuilt PA351HW   |
| Taynuilt PA351HW Telephone                                       |
| Taynuilt PA351HW Telephone +44 7787801123                        |
| Taynuilt PA351HW Telephone +44 7787801123 Country                |
| Taynuilt PA351HW Telephone +44 7787801123 Country United Kingdom |

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

Fax

Telephone

+44 1387740216

+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

IV23EG

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