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Tender

## **Project for Overcladding Works at the John Anderson Building (2024-25)**

University of Strathclyde

F02: Contract notice

Notice identifier: 2024/S 000-027152

Procurement identifier (OCID): ocds-h6vhtk-0457af

Published 23 August 2024, 4:16pm

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

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

University of Strathclyde

McCance Building, 16 Richmond Street

Glasgow

G1 1XQ

#### **Contact**

Kenneth Carlin, Category Manager

#### **Email**

[kenneth.carlin@strath.ac.uk](mailto:kenneth.carlin@strath.ac.uk)

#### **Country**

United Kingdom

## **NUTS code**

UKM82 - Glasgow City

## **Internet address(es)**

Main address

<http://www.strath.ac.uk/>

Buyer's address

[https://www.publiccontractsscotland.gov.uk/search/Search\\_AuthProfile.aspx?ID=AA00113](https://www.publiccontractsscotland.gov.uk/search/Search_AuthProfile.aspx?ID=AA00113)

## **I.3) Communication**

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

<https://www.publictendersscotland.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.publictendersscotland.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

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## **Section II: Object**

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

### **II.1.1) Title**

Project for Overcladding Works at the John Anderson Building (2024-25)

Reference number

UOS-32499-2024

### **II.1.2) Main CPV code**

- 45000000 - Construction work

### **II.1.3) Type of contract**

Works

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

The University of Strathclyde (“the University”) is seeking to establish a Contract for a Project for Overcladding Works at the John Anderson Building (2024-25) (UOS-32499-2024).

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

This contract is divided into lots: No

## **II.2) Description**

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

- 45000000 - Construction work
- 45262650 - Cladding works
- 44212381 - Cladding
- 45214400 - Construction work for university buildings

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

NUTS codes

- UKM82 - Glasgow City

Main site or place of performance

University of Strathclyde.

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

The University is seeking to appoint a works / construction contractor for a project for overcladding works at the John Anderson Building. This project has been funded through the Scottish Funding Council's (SFC) University Financial Transactions Programme (UFTP). The project is part of the University's net zero pathway programme in alignment with our Strategic Plan (Strathclyde 2030) to reduce carbon emissions as part of our Key Performance Indicator (KPI) 16 that sets bold targets of 80% carbon reduction by 2030, and to be net zero by 2040. Building fabric and services improvements have been identified as high priority projects that are key to the successful delivery of our net zero pathway to achieving these challenging but mandated targets. This project provides the opportunity to significantly improve the energy performance of John Anderson Building by reducing its current heat loss from 589.0kW to 323.8kW. This equates to a 54.97% reduction due to improvements in the building fabric and air permeability.

This project involves the design, manufacture, supply and installation of overcladding of the John Anderson Building, located off Rottenrow East in the city centre of Glasgow. Built in 1971, the John Anderson Building has had ongoing problems with water ingress over a number of years due to the failing façade. The decision has been made to resolve the current issues by overcladding the reinforced concrete framed building using fully demountable 'cassette' type aluminium rainscreen cladding system, incorporating insulation, fixed back to the main structure and holding the current panels in place including anchors, brackets rails, trimmers, insulation, firebreaks, panels and flashings. The system will be designed to ensure that it meets all current building regulations. The cladding will have a life expectancy of 60 years plus and be fully recyclable at the end of its useful life. As part of the works, the existing windows will be replaced by installing high performance windows to all facades of the building. The specification will meet current regulations for thermal and sound control, increase natural daylight and reduce the heat loss of the building.

The University is seeking to find, by competitive tender, a specialist overcladding contractor to undertake the above works on a design & build basis, providing a single point of responsibility from detailed design through to delivery of a completed total envelope solution. Initial works will include the survey, testing and analysis of the existing structure and panels, and stabilisation and remediation of the existing panels to ensure their future security. A full structural and architectural design will be required for both this and the cladding solution. Throughout the project, structural reports and detailed design information will be supplied to the Employer's Agent for confirmation of conformance to the design intent, and such information must be provided promptly to allow time for review. A 25-year insurance backed warranty of the completed works is a requirement. The site programme consists of a survey and design period of 6 weeks and a site construction period of 32 weeks

is anticipated, this is inclusive of 4 weeks lead in time for bespoke materials and completion of a survey and structural design calculations, subject to the successful contractor's confirmation. Logistics of delivering materials, access to local depots and material contingency plans will be pertinent to the successful delivery of these works.

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

Quality criterion - Name: Technical / Weighting: 60

Price - Weighting: 40

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

Duration in months

24

This contract is subject to renewal

No

### **II.2.10) Information about variants**

Variants will be accepted: No

### **II.2.11) Information about options**

Options: Yes

Description of options

In line with 72 - Modification of Contracts During their Term, of the Public Contracts (Scotland) Regulations 2015, this Contract may be modified without a new procurement procedure in accordance with this Part in some cases.

### **II.2.13) Information about European Union Funds**

The procurement is related to a project and/or programme financed by European Union funds: No

## Section III. Legal, economic, financial and technical information

### III.1) Conditions for participation

#### III.1.2) Economic and financial standing

List and brief description of selection criteria

1. SPD (Scotland) Question 4B.1.2: General / Average Yearly Turnover
2. SPD (Scotland) Question 4B.2.1: Specific Yearly / Average Turnover
3. SPD (Scotland) Question 4B.5: Insurance Requirements

Minimum level(s) of standards possibly required

1. SPD (Scotland) Question 4B.1.2: General / Average Yearly Turnover

Bidders will be required to have an average yearly turnover of a minimum of GBP 11,309,748 for the last 3 years.

2. SPD (Scotland) Question 4B.2.1: Specific Yearly / Average Turnover

Bidders will be required to have an average yearly turnover of a minimum of GBP 6,785,848 in the business area covered by the contract for the past 3 financial years.

Please note, the business area of this contract is cladding and / or cladding related construction / works projects.

3. SPD (Scotland) Question 4B.5: Insurance Requirements

It is a requirement 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;

SPD (Scotland) Question 4B.5.1a

Professional Risk Indemnity: maintain a minimum indemnity limit of GBP 10 million any one claim, and without limit to the number of claims.

SPD (Scotland) Question 4B.5.1b

Employer's (Compulsory) Liability: maintain a minimum indemnity limit of GBP 10 million in

respect of each claim, and without limit to the number of claims.

#### SPD (Scotland) Question 4B.5.2

Public Liability: maintain a minimum indemnity limit of GBP 10 million in respect of each claim, and without limit to the number of claims.

Product Liability: maintain a minimum indemnity limit of GBP 10 million in the aggregate.

Contractors' All Risk - Contract Value +15%.

Motor Vehicle Insurance - maintain a minimum indemnity limit of GBP 5 million for Property Damage, and unlimited in respect of Third Party Injury.

### **III.1.3) Technical and professional ability**

List and brief description of selection criteria

1. SPD (Scotland) Question 4C.1: Works
2. SPD (Scotland) Question 4D.1: Quality Assurance Schemes
3. SPD (Scotland) Question 4D.2: Environmental Management Standards

Minimum level(s) of standards possibly required

1. SPD (Scotland) Question 4C.1: Works

The Tenderer must use this template to answer question 4C.1 of their SPD (Scotland) response.

The Tenderer MUST upload the completed document next to question 4C.1. DO NOT UPLOAD THIS DOCUMENT INTO THE "GENERAL ATTACHMENTS" AREA.

The below scoring methodology will be applied to the question.

Excellent response - 4

Response is completely relevant and excellent overall. The response is comprehensive, unambiguous and demonstrates thorough experience, knowledge or skills/capacity/capability relevant to providing similar services to similar clients.

Good response - 3

Response is relevant and good. The response is sufficiently detailed to demonstrate a good amount of experience, knowledge or skills/capacity/capability relevant to providing similar services to similar clients.

#### Acceptable response - 2

Response is relevant and acceptable. The response demonstrates broad previous experience, knowledge and skills/capacity/capability but may lack in some aspects of similarity e.g. previous experience, knowledge or skills may not be of a similar nature.

#### Poor response - 1

Response is partially relevant but generally poor. The response shows some elements of relevance to the criterion but contains insufficient/limited detail or explanation to demonstrate previous relevant experience/ capacity/capability.

#### Unacceptable (Nil or Inadequate response) – 0

Nil or inadequate response. Fails to demonstrate previous experience/capacity/capability relevant to this criterion.

The Tenderer must provide 3 examples from the past 5 years that demonstrates that they can fulfil the requirements outlined under the relevant lot description (II.2.4) (Description of the Procurement) within the Contract Notice.

Please note, the Tenderer must use a different example for each question and must take into consideration the requirements outlined under each question. They are not permitted to use the same example for several and / or all questions.

These questions / past examples will be scored by a technical panel made up of representatives from the Contracting Authority. Once all scores are agreed, an average score will be applied for each question / past example provided.

Please note, the Tenderer must score a minimum of 2, as per the scoring methodology, for all questions / past examples, otherwise their offer may be deemed non-compliant, and it will not be considered further.

- Question / Past Example 1: Live Environment / HE / FE Sector (or equivalent)
- Question / Past Example 2: Proven Longevity of Cladding System
- Question / Past Example 3: Carbon & Energy Savings

## 2. SPD (Scotland) Question 4D.1: Quality Assurance Schemes



Due to restrictions placed upon the character count by the advertising portal, the Tenderer should refer to the full detail provided within the document "Appendix E - Contract Notice Additional Information", which can be found in the "Appendices" folder, within the "Buyers Attachments" area within the relevant ITT on PCS-Tender (PCS-T). The Tenderer must meet the relevant minimum level(s) of standards set out.

### 3. SPD (Scotland) Question 4D.2: Environmental Management Standards

Due to restrictions placed upon the character count by the advertising portal, the Tenderer should refer to the full detail provided within the document "Appendix E - Contract Notice Additional Information", which can be found in the "Appendices" folder, within the "Buyers Attachments" area within the relevant ITT on PCS-Tender (PCS-T). The Tenderer must meet the relevant minimum level(s) of standards set out.

## **III.2) Conditions related to the contract**

### **III.2.2) Contract performance conditions**

For full details of the conditions relevant to the proposed Contract, please refer to the tender documents (details of how to access these being set out in section 1.3) Communication, of this Contract Notice.

The University of Strathclyde will require the members of any tendering group of entities (including, but not limited to consortium members, members of a group of economic operators and/or subcontractors) to be jointly and severally liable for the performance of the Contract (no matter the legal form taken by those entities in order to enter into the Contract).

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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: [2024/S 000-014557](#)

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

Date

23 September 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: 5 (from the date stated for receipt of tender)

#### **IV.2.7) Conditions for opening of tenders**

Date

23 September 2024

Local time

12:00pm

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## **Section VI. Complementary information**

### **VI.1) Information about recurrence**

This is a recurrent procurement: No

### **VI.2) Information about electronic workflows**

Electronic ordering will be used

Electronic invoicing will be accepted

Electronic payment will be used

### **VI.3) Additional information**

In line with regulation 72 of the Public Contracts (Scotland) Regulations 2015, this Contract may be modified without a new procurement procedure in accordance with this Part in some cases.

The buyer is using PCS-Tender to conduct this ITT exercise. The Project code is 27364. For more information see:

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

The Contracting Authority does not intend to include a sub-contract clause as part of community benefits (as per Section 25 of the Procurement Reform (Scotland) Act 2014) in this contract for the following reason:

N/A.

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:

In accordance with section 25(3) of the Procurement Reform (Scotland) Act 2014 note that, the University of Strathclyde intends to include community benefit requirements. As part of your response within the Technical Envelope of the Invitation to Tender (ITT), the Tenderer will be requested to commit to the delivery of community benefits in accordance with the methodology outlined in the tender documents.

(SC Ref:775255)

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

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

Glasgow Sheriff Court and Justice of the Peace Court

1 Carlton Place

Glasgow

G5 9DA

Country

United Kingdom

### **VI.4.3) Review procedure**

Precise information on deadline(s) for review procedures

An economic operator that suffers, or risks suffering, loss or damage attributable to a breach of duty under the Public Contract (Scotland) Regulations 2015 (SSI2015/446) (as amended) may bring proceedings to the Sheriff Court or the Court of Session.