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Tender

## **Design, Supply and Installation of Permanent and Temporary Modular Buildings**

LHC Procurement Group for the Scottish Procurement Alliance (SPA)

F02: Contract notice

Notice identifier: 2024/S 000-030090

Procurement identifier (OCID): ocds-h6vhtk-046f54

Published 20 September 2024, 8:42am

The closing date and time has been changed to:

**14 November 2024, 12:00pm**

See the [change notice](#).

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

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

LHC Procurement Group for the Scottish Procurement Alliance (SPA)

6 Deer Park Avenue

Livingston

EH54 8AF

#### **Email**

[procurement@lhcprocure.org.uk](mailto:procurement@lhcprocure.org.uk)

#### **Telephone**

+44 1506894395

**Country**

United Kingdom

**NUTS code**

UKM - Scotland

**National registration number**

14601330

**Internet address(es)**

Main address

<http://www.scottishprocurement.scot>

Buyer's address

[https://www.publiccontractsscotland.gov.uk/search/Search\\_AuthProfile.aspx?ID=AA16123](https://www.publiccontractsscotland.gov.uk/search/Search_AuthProfile.aspx?ID=AA16123)

**I.2) Information about joint procurement**

The contract is awarded by a central purchasing body

**I.3) Communication**

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

<https://in-tendhost.co.uk/lhc.aspx/ProjectManage/36>

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

<https://in-tendhost.co.uk/lhc.aspx/ProjectManage/36>

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

Body governed by public law

## **I.5) Main activity**

Other activity

Public Sector Framework Provider

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## **Section II: Object**

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

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

Design, Supply and Installation of Permanent and Temporary Modular Buildings

Reference number

MB3

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

- 44211000 - Prefabricated buildings

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

Supplies

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

This opportunity has been listed on behalf of LHC and our regional businesses:

Consortium Procurement Construction (CPC)

London and South East (LSE)

Scottish Procurement Alliance (SPA)

South-West Procurement Alliance (SWPA)

Welsh Procurement Alliance (WPA)

LHC Procurement Group is seeking suitable organisations for our Modular Buildings framework. This new framework will replace LHC's successful Modular Buildings Framework (MB2) Framework which expires May 2025 and will be for the provision of Modular Buildings for the public sector for use by:

- Education
- Healthcare
- Emergency Services
- Offices
- Community related buildings including sport facilities, theatres, & other types of community buildings
- Residential projects where they are part of a mixed use development or for student accommodation for schools and universities

The framework will cover the design, supply, installation and hire of permanent, temporary, and refurbished modular buildings for the public sector and tenderers will be required to offer a full turn key solution, providing all services required to deliver a full project from design through to handover.

The workstreams included in this framework are as follows, please access the tender documentation area of the project to see full details and lots:

Workstream 1 – Permanent Modular Buildings

Workstream 2 – Healthcare Buildings

Workstream 3 – Hire of Temporary Buildings

Workstream 4 – Refurbished Buildings

Whilst this is a national framework, each lot is broken down into a number of regional areas allowing bidders to apply for this framework in the regional areas most suited to them.

#### **II.1.5) Estimated total value**

Value excluding VAT: £150,000,000

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

This contract is divided into lots: Yes

Tenders may be submitted for all lots

## **II.2) Description**

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

Workstream 1 - Permanent Modular Buildings

Lot No

1

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

- 44211000 - Prefabricated buildings

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

NUTS codes

- UKM - Scotland

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

Workstream 1 covers the supply and installation of all types of permanent modular buildings EXCEPT healthcare related buildings. This shall include (but not be limited to):

- Educational buildings
- Non-educational buildings
- Buildings for use by emergency services
- Office buildings
- Community related buildings (including sport facilities, theatres and other types of community related buildings)

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

Quality criterion - Name: General Technical / Weighting: 15

Quality criterion - Name: Technical Capability / Weighting: 20

Quality criterion - Name: Regional Response / Weighting: 20

Quality criterion - Name: Factory Assessment / Weighting: 15

Price - Weighting: 30

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

Duration in months

48

This contract is subject to renewal

Yes

Description of renewals

Optional 12 month extension

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

Variants will be accepted: No

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

Options: No

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

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

### **II.2.14) Additional information**

LHC intend to appoint up to eight (8) bidders per regional area to ensure Clients have adequate service coverage within each region. LHC reserve the right to appoint additional bidders where LHC deems it appropriate to support client needs and local / regional representation of appointees to the Framework.

## **II.2) Description**

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

Workstream 2 - Healthcare Buildings

Lot No

2

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

- 44211000 - Prefabricated buildings

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

NUTS codes

- UKM - Scotland

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

Workstream 2 covers the supply and installation of permanent modular buildings specifically related to the needs and requirement of healthcare providers. This shall include (but not be limited to):

- Primary healthcare facilities
- Hospital wards and accommodation and
- Specialist operating theatres

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

Quality criterion - Name: General Technical / Weighting: 15

Quality criterion - Name: Technical Capability / Weighting: 20

Quality criterion - Name: Regional Response / Weighting: 20

Quality criterion - Name: Factory Assessment / Weighting: 15

Price - Weighting: 30

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

Duration in months

48

This contract is subject to renewal

Yes

Description of renewals

Optional 12 month extension

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

Variants will be accepted: No

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

Options: No

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

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

#### **II.2.14) Additional information**

LHC intend to appoint up to eight (8) bidders per regional area to ensure Clients have adequate service coverage within each region. LHC reserve the right to appoint additional bidders where LHC deems it appropriate to support client needs and local / regional representation of appointees to the Framework.

### **II.2) Description**

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

Workstream 3 - Hire of Temporary Buildings

Lot No

3

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

- 44211000 - Prefabricated buildings

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

NUTS codes

- UKM - Scotland

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

Workstream 3 relates to the hire of temporary buildings primarily focused on educational, offices and temporary healthcare facilities however suppliers will be able to offer other



type of buildings to hire through this workstream.

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

Quality criterion - Name: General Technical / Weighting: 15

Quality criterion - Name: Technical Capability / Weighting: 20

Quality criterion - Name: Regional Response / Weighting: 20

Quality criterion - Name: Factory Assessment / Weighting: 15

Price - Weighting: 30

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

Duration in months

48

This contract is subject to renewal

Yes

Description of renewals

Optional 12 month extension

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

Variants will be accepted: No

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

Options: No

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

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

#### **II.2.14) Additional information**

LHC intend to appoint up to eight (8) bidders per regional area to ensure Clients have adequate service coverage within each region. LHC reserve the right to appoint additional

bidders where LHC deems it appropriate to support client needs and local / regional representation of appointees to the Framework.

## **II.2) Description**

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

Workstream 4 - Refurbished Buildings

Lot No

4

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

- 44211000 - Prefabricated buildings

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

NUTS codes

- UKM - Scotland

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

Workstream 4 relates to the provision of refurbished units either manufactured by the supplier or procured from 3rd party organisations.

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

Quality criterion - Name: General Technical / Weighting: 15

Quality criterion - Name: Technical Capability / Weighting: 20

Quality criterion - Name: Regional Response / Weighting: 20

Quality criterion - Name: Factory Assessment / Weighting: 15

Price - Weighting: 30

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

Duration in months

48

This contract is subject to renewal

Yes

Description of renewals

Optional 12 month extension

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

Variants will be accepted: No

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

Options: No

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

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

#### **II.2.14) Additional information**

LHC intend to appoint up to eight (8) bidders per regional area to ensure Clients have adequate service coverage within each region. LHC reserve the right to appoint additional bidders where LHC deems it appropriate to support client needs and local / regional representation of appointees to the Framework.

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

#### **III.1) Conditions for participation**

##### **III.1.1) Suitability to pursue the professional activity, including requirements relating to enrolment on professional or trade registers**

List and brief description of conditions

Bidders will be required to demonstrate they have the appropriate competencies and hold specific qualifications and/or accreditations as appropriate for the scope of services expected to be delivered through each workstream.

Please refer to the MB3 ITT for further information regarding associated requirements.

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

#### List and brief description of selection criteria

For the financial stability assessment, LHCs' financial team will undertake the following process to carry out a robust assessment of a Bidders' financial standing:

- 1) Credit score – LHC use Creditsafe to carry out initial checking of a Bidders' financial status and help inform the subsequent assessments carried out by LHC. Should any financial risk or low score be flagged within the Creditsafe information, LHC may also review independent reports from other credit referencing agencies such as Equifax, Dunn & Bradstreet and Baker Tilly to help inform our assessment.
- 2) Annual Turnover - Bidders will be assessed based on their average annual turnover for the past 3 years by comparison to the minimum turnover requirements set out in the contract notice and/or tender document documents for the lot/s they have applied for.
- 3) Profitability, Stability and Liquidity Assessment – Bidders will be assessed on their financial stability based on a range of financial information obtained from the Bidders annual accounts.

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

##### List and brief description of selection criteria

General Technical Questions – These are general quality questions that LHCPG consider to be equally applicable to all workstreams. Irrespective of the number of lots the Bidder is applying for they will only need to complete this once, and the scores provided by LHC following our assessment will be applied consistently for all lots the Bidder applies for. A Bidder response template for these questions is provided.

Workstream Specific Technical Questions - The template/s required to be completed are dependent on the lots the bidder is applying for. A Bidder response template for these questions is provided.

Minimum level(s) of standards required:

There will be a total of four general questions and three technical specific workstream questions. Each question will be scored from 0 - 5, with the scoring matrix available in the published ITT.

LHC reserves the right to reject submissions that do not achieve at least 50% of the maximum possible weighted score for the technical questions.

If the bidder should score a 0 (zero) on any of the scored elements of the quality criteria, they shall be deemed not to have achieved a minimum acceptable quality standard.

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## **Section IV. Procedure**

### **IV.1) Description**

#### **IV.1.1) Type of procedure**

Open procedure

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

The procurement involves the establishment of a framework agreement

Framework agreement with several operators

#### **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 000-018153](#)

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

Originally published as:

Date

31 October 2024

Local time

12:00pm

Changed to:

Date

14 November 2024

Local time

12:00pm

See the [change notice](#).

**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: 12 (from the date stated for receipt of tender)

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

Date

31 October 2024

Local time

2:00pm

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## Section VI. Complementary information

### VI.1) Information about recurrence

This is a recurrent procurement: No

### VI.3) Additional information

LHC Procurement Group Limited is a not for profit central purchasing body acting on behalf of contracting authorities throughout England, Wales and Scotland (including partners of the Scottish Procurement Alliance, Welsh Procurement Alliance, and South West Procurement Alliance) for whom we continue to monitor up to 500 live projects at any one time. Thanks to their ongoing and collective feedback and input into the development of this framework and given the reach and scale of their collective portfolios, the framework is both designed and anticipated to support the vast majority of requirements. Consequently, other contracting authorities that were not specifically consulted in the development of this framework may nevertheless also deem the framework to offer a value for money procurement solution for their own requirements and may also use the framework. As of the date of publication of this notice our frameworks may be used by all contracting authorities in England, Wales and Scotland as defined by the Public Contracts Regulations 2015 as listed on:

<https://www.cpconstruction.org.uk/who-we-work-with/>

<https://lse.lhcprocure.org.uk/who-we-work-with/>

<https://www.scottishprocurement.scot/who-we-work-with/>

<https://www.swpa.org.uk/who-we-work-with/>

<https://www.welshprocurement.cymru/who-we-work-with/>

including, but not limited to Registered social landlords (RSL's), tenant management organisations (TMOs) and arm's length management organisations (ALMOs), local authorities and any subsidiaries and joint-venture vehicles of those local authorities, health authorities, councils, boards and trusts, publicly funded schools, universities and further education establishments, colleges, police forces, fire and rescue services or registered charities.

LHC clients may add community benefit requirements in their call-off contracts from this Framework including but not limited to:

- to generate employment and training opportunities for priority groups;

- vocational training;
- to up-skill the existing workforce;
- equality and diversity initiatives;
- to make sub-contracting opportunities available to SMEs, the third sector and supported businesses;
- supply-chain development activity;
- to build capacity in community organisations;
- educational support initiatives.

NOTE: To register your interest in this notice and obtain any additional information please visit the Public Contracts Scotland Web Site at

[https://www.publiccontractsscotland.gov.uk/Search/Search\\_Switch.aspx?ID=734571](https://www.publiccontractsscotland.gov.uk/Search/Search_Switch.aspx?ID=734571).

NOTE: To register your interest in this notice and obtain any additional information please visit the Public Contracts Scotland Web Site at

[https://www.publiccontractsscotland.gov.uk/Search/Search\\_Switch.aspx?ID=778524](https://www.publiccontractsscotland.gov.uk/Search/Search_Switch.aspx?ID=778524).

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

The Contracting Authority does not intend to include any community benefit requirements in this contract for the following reason:

The Contracting Authority does not intend to include a community benefit clause in this contract for the following reason:

As this is a tender for the establishment of a framework this is not appropriate but may be included in call off contracts.

A summary of the expected community benefits has been provided as follows:

As a not-for-profit organisation, any surplus generated over the financial year is re-distributed into SPA's Community Benefit Fund.

SPA's Executive Board members are eligible to apply for a portion of the fund each year



to use for projects for their local community.

We work in partnership with Lintel Trust who manage the fund and support Executive Board members in their delivery of community

benefit projects, including sourcing match funding. Projects and causes must meet specific criteria determined by partners to ensure the Fund is used to support local needs and communities.

(SC Ref:778524)

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

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

Livingston Sheriff Court and Justice of the Peace Court

West Lothian Civic Centre, Howden South Road

Livingston

EH54 6FF

Country

United Kingdom