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Planning

RAAC works to Domestic Properties in West Lothian

West Lothian Council

F01: Prior information notice

Prior information only

Notice identifier: 2024/S 000-030546

Procurement identifier (OCID): ocids-h6vhtk-049d7a

Published 25 September 2024, 8:42am

Section I: Contracting authority

I.1) Name and addresses

West Lothian Council

West Lothian Civic Centre, Howden South Road

Livingston

EH54 6FF

Contact

Catriona Peden

Email

Catriona.Peden@westlothian.gov.uk

Telephone

+44 1506283312

Fax

+44 1506281325

Country

United Kingdom

NUTS code

UKM78 - West Lothian

Internet address(es)

Main address

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

Buyer's address

https://www.publiccontractsscotland.gov.uk/search/Search_AuthProfile.aspx?ID=AA00140

I.3) Communication

Additional information can be obtained from the above-mentioned address

I.4) Type of the contracting authority

Regional or local authority

I.5) Main activity

General public services

Section II: Object

II.1) Scope of the procurement

II.1.1) Title

RAAC works to Domestic Properties in West Lothian

II.1.2) Main CPV code

- 45211000 - Construction work for multi-dwelling buildings and individual houses

II.1.3) Type of contract

Works

II.1.4) Short description

RAAC works to Domestic Properties in West Lothian

II.1.6) Information about lots

This contract is divided into lots: Yes

The contracting authority reserves the right to award contracts combining the following lots or groups of lots:

If the best value for both lots is the same contractor a single contract may be awarded

II.2) Description

II.2.1) Title

RAAC Roof Replacement Programme - Entrance Areas to Various Common Entrance Flats Vestibules within the McLeod Street, Fergusson Road, and Almondell Road area of Broxburn

Lot No

1

II.2.2) Additional CPV code(s)

- 44112400 - Roof
- 45260000 - Roof works and other special trade construction works
- 45261000 - Erection and related works of roof frames and coverings
- 45261900 - Roof repair and maintenance work

II.2.3) Place of performance

NUTS codes

- UKM78 - West Lothian

Main site or place of performance

Areas to Various Common Entrance Flats Vestibules within the McLeod Street, Fergusson Road, and Almondell Road area of Broxburn, West Lothian

II.2.4) Description of the procurement

On 17th April 2023 The Institution of Structural Engineers published the Document “Reinforced Autoclaved Aerated Concrete (RAAC) Investigation and Assessment – Further Guidance” which amongst other things, altered the recommended minimum end bearing for RAAC Roof Panels from the previous standard of 45mm to the new standard of 75mm.

Following a structural survey, the presence of RAAC was identified at a number of domestic properties, both common entrance flats and low-rise properties. As such a programme of works is being developed to replace all RAAC roof panels in WLC owned domestic properties.

This contract will target properties in selected streets in the Bathgate, Broxburn, Linlithgow, and Livingston areas of West Lothian. The streets containing the houses in question are a mixture of West Lothian Council owned houses, houses owned by other Registered Social Landlords, as well as privately owned and/or rented houses. All the houses are ex local authority or Development Corporation houses. In the majority the houses are part of terrace rows and West Lothian Council do not own any entire terrace. As such cognisance of the fact that non West Lothian Council houses will be adjacent to houses where work will be taking place and that all efforts will need to be taken to ensure the integrity of both the adjacent structure in terms of stability and weather proofing.

The Contractor shall deliver the following services:

Up to 17 Common Entrance Flats - The works extend to replacement of the RAAC roof planks with a new roof to falls and new roof drainage where required. Works include removing the existing waterproofing roof covering; removal, disposal of the RAAC structural roofing panels and installation of new flat roof, removal and disposal of all existing bin store doors located within each common entrance area, reinstatement of internal services such as lighting and any other electrical services, smoke detection and ventilation ductwork where affected by the works, decoration, removal and replacement of store room doors; and making good to other affected areas. A number of the common entrance blocks are in mixed tenure ownership, and as such they may not be included in the works programme. West Lothian Council will also consider the removal/demolition of the common entrance areas to blocks where majority ownership agreement can be established, and contractors should take cognisance of this.

II.2.14) Additional information

It is intended to hold a Supplier Engagement Event on Tuesday 8th October at 10am via MS Teams

An invitation will be issued via email. Please email george.smith@westlothian.gov.uk to advise if you wish to attend

II.2) Description

II.2.1) Title

RAAC Roof Replacement Programme - Single and two storey houses in Bathgate, Broxburn, Linlithgow Bridge, and Livingston.

Lot No

2

II.2.2) Additional CPV code(s)

- 44112400 - Roof
- 45260000 - Roof works and other special trade construction works
- 45261900 - Roof repair and maintenance work

II.2.3) Place of performance

NUTS codes

- UKM78 - West Lothian

Main site or place of performance

Bathgate, Broxburn, Linlithgow Bridge, and Livingston areas of West Lothian

II.2.4) Description of the procurement

On 17th April 2023 The Institution of Structural Engineers published the Document "Reinforced Autoclaved Aerated Concrete (RAAC) Investigation and Assessment – Further Guidance" which amongst other things, altered the recommended minimum end bearing for RAAC Roof Panels from the previous standard of 45mm to the new standard of 75mm.

Following a structural survey, the presence of RAAC was identified at a number of domestic properties, both common entrance flats and low-rise properties. As such a programme of works is being developed to replace all RAAC roof panels in WLC owned

domestic properties.

This contract will target properties in selected streets in the Bathgate, Broxburn, Linlithgow, and Livingston areas of West Lothian. The streets containing the houses in question are a mixture of West Lothian Council owned houses, houses owned by other Registered Social Landlords, as well as privately owned and/or rented houses. All the houses are ex local authority or Development Corporation houses. In the majority the houses are part of terrace rows and West Lothian Council do not own any entire terrace. As such cognisance of the fact that non West Lothian Council houses will be adjacent to houses where work will be taking place and that all efforts will need to be taken to ensure the integrity of both the adjacent structure in terms of stability and weather proofing.

The Contractor shall deliver the following services:

Up to 69 Houses - The works extend to: replacement of the RAAC roof planks with a proprietary insulated flat roof, laid to falls and new roof drainage where required. Works include removing the existing waterproofing roof covering; removal, disposal of the RAAC structural roofing panels and installation of new flat roof; reinstatement of internal services such as lighting and any other electrical services, smoke detection and ventilation ductwork where affected by the works; decoration; and making good to other areas which will be affected during the course of the works.

II.2.14) Additional information

It is intended to hold a Supplier Engagement Event on Tuesday 8th October at 10am via MS Teams

An invitation will be issued via email. Please email george.smith@westlothian.gov.uk to advise if you wish to attend

II.3) Estimated date of publication of contract notice

21 October 2024

Section IV. Procedure

IV.1) Description

IV.1.8) Information about the Government Procurement Agreement (GPA)

The procurement is covered by the Government Procurement Agreement: Yes

Section VI. Complementary information

VI.3) Additional information

Housing Stock Profile

The properties in all the areas in appear to be constructed in approximately late 1960 - early 1970's with a traditional cavity wall built in. While this information is correct to the best of our records, as a minimum a survey of each archetype should be carried out prior to works starting to ensure full details are assessed and understood. These properties have been constructed with RAAC planks over the entire roof of the properties or on a section of flat roof with the remainder of the roof being mono pitch. A number of properties in Bathgate have RAAC Panels over the entrance porch and a further number have RAAC forming the roof of the integrated garage

As a minimum Asbestos Surveys will be provided for each of the property archetypes, the Contractor will be responsible for removal & disposal any asbestos that may be disturbed or affected by the work.

Estimated Date of Publication of the Contract Notice

We anticipate to run the tender exercise for 4 weeks from 14th October.

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=777834.

(SC Ref:777834)