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Tender

General Builders & Joinery Works Framework

East Lothian Council

F02: Contract notice

Notice identifier: 2023/S 000-032079

Procurement identifier (OCID): ocds-h6vhtk-04105e

Published 31 October 2023, 9:54am

The closing date and time has been changed to:

14 December 2023, 12:00pm

See the [change notice](#).

Section I: Contracting authority

I.1) Name and addresses

East Lothian Council

John Muir House

Haddington, East Lothian

EH41 3HA

Email

procurement@eastlothian.gov.uk

Telephone

+44 1620827827

Country

United Kingdom

NUTS code

UKM73 - East Lothian and Midlothian

Internet address(es)

Main address

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

Buyer's address

https://www.publiccontractsscotland.gov.uk/search/Search_AuthProfile.aspx?ID=AA00181

I.3) Communication

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

www.publiccontractsscotland.gov.uk

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

www.publiccontractsscotland.gov.uk

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

General Builders & Joinery Works Framework

Reference number

ELC-23-0119

II.1.2) Main CPV code

- 45000000 - Construction work

II.1.3) Type of contract

Works

II.1.4) Short description

East Lothian Council (the Council) is inviting bids from suitably qualified, competent, capable and experienced contractors who wish to be a preferred contractor on a framework agreement of around 4 Nr* contractors for each Lot to carry out the Term Maintenance Contract for General Builders & Joinery Works To Council Properties.

II.1.5) Estimated total value

Value excluding VAT: £5,200,000

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

Public Buildings

Lot No

1

II.2.2) Additional CPV code(s)

- 45420000 - Joinery and carpentry installation work
- 45421000 - Joinery work

II.2.3) Place of performance

NUTS codes

- UKM73 - East Lothian and Midlothian

Main site or place of performance

East Lothian

II.2.4) Description of the procurement

The Term Maintenance Contract will be to undertake general building and joinery works to Public Buildings which may include (but not limited to) the following for Lots 1 & 2:

~Small-scale builderworks (stonework/masonry, repointing, masonry walls, miscellaneous buildersworks etc).

~Small-scale joineryworks (including floor repairs, partitions, window/door repairs/replacements, miscellaneous joinery etc).

~Any other works deemed appropriate for the contract subject to ELC/Contractor Agreement.

II.2.5) Award criteria

Quality criterion - Name: Relevant Experience / Weighting: 10

Quality criterion - Name: Key Staff / Weighting: 5

Quality criterion - Name: Quality & Availability of Service / Weighting: 5

Quality criterion - Name: Fair Work First / Weighting: 5

Price - Weighting: 75

II.2.6) Estimated value

Value excluding VAT: £4,000,000

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

Two year initial term with option to extend twice by 1 year. Renewal anticipated for January 2028.

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

Economic operators may be excluded from this competition if they are in any of the situations referred to in regulation 58 of the Public Contracts (Scotland) Regulations 2015. This includes an employer's obligations under National Minimum Wage Act 1998 and the Equality Act 2010.

II.2) Description

II.2.1) Title

Housing

Lot No

2

II.2.2) Additional CPV code(s)

- 45420000 - Joinery and carpentry installation work
- 45421000 - Joinery work

II.2.3) Place of performance

NUTS codes

- UKM73 - East Lothian and Midlothian

Main site or place of performance

East Lothian

II.2.4) Description of the procurement

The Term Maintenance Contract will be to undertake general building and joinery works to Council Housing which may include (but not limited to) the following for Lots 1 & 2:

~Small-scale builderworks (stonework/masonry, repointing, masonry walls, miscellaneous buildersworks etc).

~Small-scale joineryworks (including floor repairs, partitions, window/door repairs/replacements, miscellaneous joinery etc).

~Any other works deemed appropriate for the contract subject to ELC/Contractor Agreement.

II.2.5) Award criteria

Quality criterion - Name: Relevant Experience / Weighting: 10

Quality criterion - Name: Key Staff / Weighting: 5

Quality criterion - Name: Quality & Availability of Service / Weighting: 5

Quality criterion - Name: Fair Work First / Weighting: 5

Price - Weighting: 75

II.2.6) Estimated value

Value excluding VAT: £1,200,000

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

Two year initial term with option to extend twice by 1 year. Renewal anticipated for January 2028.

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

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Section III. Legal, economic, financial and technical information

III.1) Conditions for participation

III.1.2) Economic and financial standing

Selection criteria as stated in the procurement documents

III.2) Conditions related to the contract

III.2.3) Information about staff responsible for the performance of the contract

Obligation to indicate the names and professional qualifications of the staff assigned to performing the contract

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

Envisaged maximum number of participants to the framework agreement: 8

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

Originally published as:

Date

30 November 2023

Local time

12:00pm

Changed to:

Date

14 December 2023

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: 3 (from the date stated for receipt of tender)

IV.2.7) Conditions for opening of tenders

Date

30 November 2023

Local time

12:00pm

Section VI. Complementary information

VI.1) Information about recurrence

This is a recurrent procurement: Yes

Estimated timing for further notices to be published: October 2027

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

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=746787.

The buyer has indicated that it will accept electronic responses to this notice via the Postbox facility. A user guide is available at

https://www.publiccontractsscotland.gov.uk/sitehelp/help_guides.aspx.

Suppliers are advised to allow adequate time for uploading documents and to dispatch the electronic response well in advance of the closing time to avoid any last minute problems.

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:

Individual contracts awarded under this framework agreement will be less than 4M GBP so it is not considered proportionate to include a sub-contract clause.

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:

Community Benefits are a requirement of this contract.

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

The Service Provider shall engage with the Council with regard to delivering proportionate Community Benefits in relation to the Contract in terms of social, economic, and environmental benefits, in order to achieve sustainability and best value from public spending to benefit the community.

(SC Ref:746787)

Download the ESPD document here:

https://www.publiccontractsscotland.gov.uk/ESPD/ESPD_Download.aspx?id=746787

VI.4) Procedures for review

VI.4.1) Review body

Edinburgh Sheriff Court

Edinburgh

Country

United Kingdom