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Tender

RAAC works to Domestic Properties in West Lothian

West Lothian Council

F02: Contract notice

Notice identifier: 2024/S 000-034909

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

Published 28 October 2024, 4:08pm

The closing date and time has been changed to:

6 December 2024, 12:00pm

See the [change notice](#).

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

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Telephone

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+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

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

<https://www.publictendersscotland.publiccontractsscotland.gov.uk/>

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/>

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: No

II.2) Description

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

II.2.5) Award criteria

Quality criterion - Name: Workload and Team / Weighting: 5

Quality criterion - Name: Experience of removal / Weighting: 7.5

Quality criterion - Name: Working in Live Tenanted Environment / Weighting: 7.5

Quality criterion - Name: Programme of Works / Weighting: 12.5

Quality criterion - Name: Method Statement / Weighting: 12.5

Quality criterion - Name: Fair Work First / Weighting: 2

Quality criterion - Name: Community Benefits / Weighting: 3

Price - Weighting: 50

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

Duration in months

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: 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

Re: SPD Q3D.1, 3D.2 and 3D.3 Bidders should answer these questions on Environmental, social and labour law in relation to compliance with the regulations covering Scotland and the UK.

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

Re SPD question 4B.6 West Lothian Council will use Dun and Bradstreet's DBAi financial reporting system to assess the financial stability of tenderers. Tenderers with a Failure Score of 50 or above on the DBAi system will be deemed to have evidenced satisfactory financial stability. Please note that 49 or less will not be considered as having met this criteria. If a tenderer has a Failure Score of less than 50, the tenderer may be required to submit their last three years accounts.

In the event that the tenderer is not required to publish accounts and therefore does not have a Dun & Bradstreet or equivalent rating, tenderers should be able to provide financial accounts when requested. The council will then conduct an analysis of the accounts to ensure that there is no significant financial risk. Please note that if you intend on attaching 2 years accounts, these must include financial data over a 3-year period.

It is recommended that candidates review their own Dun & Bradstreet Score in advance of submitting their tender. If following this review tenderers consider that the Dun & Bradstreet Score does not reflect their current financial status, details of this should be provided, complete with evidence of a good high street credit rating (the equivalent of Dun & Bradstreet score 50) from a recognised credit referencing agency. The council will review any such information as part of the evaluation of Tenderer's financial status.

In the event that a firm does not meet the financial criteria for consideration but has a parent company that does, the firm may still be eligible for consideration where their Tender Submission is supported by a Parent Company Guarantee.

Should after review of the financial evaluation the tenderer fail, then the tender submission may be rejected.

Minimum level(s) of standards possibly required

Professional Risk Indemnity: 2m GBP

Employer's (Compulsory) Liability: 10m GBP

Public Liability: 5m GBP

Other Insurance:

Contractors All Risks Insurance 100K GBP

Valid Motor Vehicle Insurance

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.1.8) 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 000-030546](#)

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

Originally published as:

Date

27 November 2024

Local time

12:00pm

Changed to:

Date

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

IV.2.7) Conditions for opening of tenders

Date

27 November 2024

Local time

12:00pm

Place

On PCS-Tender

Information about authorised persons and opening procedure

WLC CPU staff on PCS Tender

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

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 architypes, the Contractor will be responsible for removal & disposal any asbestos that may be disturbed or affected by the work.

The buyer is using PCS-Tender to conduct this ITT exercise. The Project code is 27429. For more information see:

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

A sub-contract clause has been included in this contract. For more information see:

<http://www.publiccontractsscotland.gov.uk/info/InfoCentre.aspx?ID=2363>

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:

Please Note: Community Benefits will be evaluated for this procurement procedure and will form 3% of the overall award criteria. For further procurement information visit the link below. West Lothian Council - Community Benefits in Procurement

(SC Ref:780994)

VI.4) Procedures for review

VI.4.1) Review body

Livingston Sheriff Court

West Lothian Civic Centre

Livingston

EH54 6FF

Country

United Kingdom

