

**UK-Glasgow: building installation work**  
**OJ S 207/2012 26/10/2012**  
**Contract award notice**  
**Works**

**Directive 2004/18/EC**

**Section I: Contracting authority**

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**I.1. Name and addresses**

Official name: The Glasgow Housing Association Limited

Postal address: Granite House, 177 Trongate

Town: Glasgow

Postal code: G1 5HF

Country: United Kingdom

For the attention of: Mr Gerald Scanlon

E-mail: [procurement@gha.org.uk](mailto:procurement@gha.org.uk)

Telephone: +44 1412746427

**Internet address(es):**

General address of the contracting authority: <http://gha.g2b.info/index.htm>

Address of the buyer profile: [www.gha.org.uk](http://www.gha.org.uk)

**I.2. Type of the contracting authority**

Body governed by public law

**I.3. Main activity**

Housing and community amenities

**I.4. Contract award on behalf of other contracting authorities**

The contracting authority is purchasing on behalf of other contracting authorities: yes

Official name: YourPlace

Postal address: 177 Trongate

Town: Glasgow

Postal code: G1 5HF

Country: United Kingdom

**Section II: Object of the contract**

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**II.1. Description**

**II.1.1. Title**

External Fabric and Common Area Improvement Work 2012 to 2016.

**II.1.2. Type of contract and place of performance or delivery**

Works

Design and execution

NUTS code UKM34 Glasgow City

**II.1.3. Information about a framework agreement or a dynamic purchasing system (DPS)**

The procurement involves the establishment of a framework agreement

**II.1.4.**

### **Short description of the contract or purchase(s)**

Building installation work. Electrical wiring and fitting work. Thermal insulation work. Fencing, railing and safety equipment installation work. Building completion work. Installation of doors and windows and related components. Installation of door and window frames. Floor and wall covering work. Floor-laying work. Painting and glazing work. Application work of protective coatings. Painting work. Repainting work. Drainage works. Sanitary works. Woodwork. Asbestos-removal work. Television aerial installation work. Satellite dishes. Electric conductors for access control systems. Ceiling or wall light fittings. Electrical supplies and accessories. Access control system. Armoured or reinforced doors. Locks, keys and hinges. Construction work for multi-dwelling buildings and individual houses. Roof-covering work. Flashing and guttering work. Scaffolding work. Cladding works. The object of the contract(s) to which this Document relates is to deliver the programme of external fabric and common area improvement works which will bring GHA's housing stock to a condition which meets or exceeds the Scottish Housing Quality Standard. Similar improvements to non-housing properties may be delivered under the proposed arrangements.

The main elements of the external fabric improvement works are the replacement of life expired roof coverings and the application of an insulated external render system to walls. Secondary elements include cavity wall insulation; roof insulation; roof repairs; fascia and soffit renewal and replacement; gutter renewal; associated works to chimneys (including gas safety work where necessary); rainwater, soil and vent downpipe alterations or renewal associated with the insulated render system, moving and/or replacing external lighting etc; stone cleaning and pointing; cavity wall insulation; window replacement; repairs, pointing and painting to walls; asbestos removal or encapsulation; and installation of communal TV aerial systems.

This list is non-exclusive and the scope of the contract includes all other works which can reasonably be described as constituting improvements to the external fabric of the properties. The main elements of the common area improvement works are controlled door entry system installation; timber or steel front and rear close doors; improvements to or complete replacement of stair lighting installations; close re-decoration of walls, ceilings, stair soffits and floors; window replacement; and erection of handrails. This list is non-exclusive and the scope of the contract includes all other works which can reasonably be described as constituting improvements to the common areas of the properties.

All work associated with each property is to be carried out in a single continuous operation without gaps in the delivery of individual elements of the improvements.

Properties to be improved will, for the most part, be terraced houses; semi-detached houses; 4 in a block; pre 1919 tenements; inter war tenements and post war tenements. Some improvements may be required to deck access type properties and some non-housing properties of seven stories in height or less.

The contract documents establish GHA's technical and other requirements relating to the improvements however it is intended that the contractor shall also develop the aesthetic and technical design solutions to satisfy GHA's requirements and shall have sole responsibility for those aesthetic and technical design solutions.

To deliver the external fabric and common area improvement works, GHA envisages the establishment of a framework of three contractors. GHA envisages that it will develop programmes of work on an annual basis. To deliver the annual programmes, it is envisaged that subject to available capacity and satisfactory performance against the framework objectives, each call off contract will be awarded to the framework contractor who submitted the most economically advantageous tender, subject always to the reserved right of GHA to conduct a mini-competition. The contract documents set out the precise terms upon which call offs will be made.

In addition to the core requirement to carry out external fabric and common area

improvements, within the contract documents GHA set out specific requirements regarding health and safety, quality, environmental responsibility, corporate and social responsibility, customer focus, and other issues.

GHA is acting as a central purchasing body for all current and future GHA subsidiary companies. Amongst others, these include YourPlace, GHA's subsidiary responsible for factoring housing properties.

GHA is also acting as a central purchasing body for other organisations involved in providing or managing social housing, whose properties are located within the Glasgow City Local Authority boundary, or within the boundaries of the six adjoining Local Authorities, [viz. East Dunbartonshire, West Dunbartonshire, Renfrewshire, East Renfrewshire, North Lanarkshire, and South Lanarkshire}. It is envisaged that contract awards by other contracting authorities on whose behalf the GHA is purchasing will be at the discretion of those other contracting authorities.

GHA makes no representation or guarantee that it will instruct works falling within the above scope by means of the proposed arrangements and will reserve the absolute right to award any of such works to such other providers as it chooses.

#### **II.1.5. CPV code(s)**

45300000 Building installation work, 45311000 Electrical wiring and fitting work, 45321000 Thermal insulation work, 45340000 Fencing, railing and safety equipment installation work, 45400000 Building completion work, 45421100 Installation of doors and windows and related components, 45421110 Installation of door and window frames, 45430000 Floor and wall covering work, 45432110 Floor-laying work, 45440000 Painting and glazing work, 45442000 Application work of protective coatings, 45442100 Painting work, 45442180 Repainting work, 45232452 Drainage works, 45232460 Sanitary works, 45422100 Woodwork, 45262660 Asbestos-removal work, 45312320 Television aerial installation work, 32532000 Satellite dishes, 31351000 Electric conductors for access control systems, 31524000 Ceiling or wall light fittings, 31680000 Electrical supplies and accessories, 42961100 Access control system, 44421500 Armoured or reinforced doors, 44520000 Locks, keys and hinges, 45211000 Construction work for multi-dwelling buildings and individual houses, 45261210 Roof-covering work, 45261300 Flashing and guttering work, 45262100 Scaffolding work, 45262650 Cladding works

#### **II.1.6. Information about the Government Procurement Agreement (GPA)**

The procurement is covered by the Government Procurement Agreement: yes

#### **II.2. Total value of the contract/lot**

##### **II.2.1. Total value of the contract/lot**

Lowest offer 11 082 720 and Highest offer 16 605 814 GBP  
excluding VAT

### **Section IV: Procedure**

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#### **IV.1. Type of procedure**

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

Restricted

#### **IV.2. Award criteria**

##### **IV.2.1. Award criteria**

The most economically advantageous tender in terms of  
Price. Weighting 80  
Customer focus. Weighting 10  
Community benefits. Weighting 4  
Contract management. Weighting 4  
Product guarantees. Weighting 2

#### **IV.2.2. Information about electronic auction**

An electronic auction has been used: no

#### **IV.3. Administrative information**

##### **IV.3.1. File reference number attributed by the contracting authority**

INVF302

##### **IV.3.2. Previous publication concerning this procedure**

###### **Prior information notice**

Notice number in the OJ S: [2009/S 80-115003](#) of 25.4.2009

###### **Contract notice**

Notice number in the OJ S: [2011/S 155-257863](#) of 13.8.2011

###### **Other previous publications**

Notice number in the OJ S: [2009/S 194-278741](#) of 8.10.2009

Notice number in the OJ S: [2010/S 45-065363](#) of 5.3.2010

Notice number in the OJ S: [2010/S 209-300256](#) of 29.10.2009

Notice number in the OJ S: [2010/S 44-064088](#) of 4.3.2010

### **Section V: Award of contract**

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Contract No: 1

#### **V.1. Date of conclusion of the contract**

22.8.2012

#### **V.2. Information about tenders**

Number of tenders received: 3

Number of tenders received by electronic means: 3

#### **V.3. Name and address of the contractor**

Official name: City Building (Contracts) LLP

Postal address: 350 Darnick Street

Town: Glasgow

Postal code: G21 4BA

Country: United Kingdom

Telephone: +44 1412872164

#### **V.4. Information on value of the contract/lot**

Total value of the procurement:

Lowest offer 11 082 720 and Highest offer 16 605 814 GBP  
excluding VAT

If annual or monthly value:

Number of years: 4

#### **V.5. Information about subcontracting**

The contract is likely to be subcontracted: yes

Value or proportion likely to be subcontracted to third parties:  
Not known

Contract No: 2

**V.1. Date of conclusion of the contract**

22.8.2012

**V.2. Information about tenders**

Number of tenders received: 3

Number of tenders received by electronic means: 3

**V.3. Name and address of the contractor**

Official name: Apollo Property Services Group Limited

Postal address: Unit 1, River Park Industrial Estate

Town: Linwood

Postal code: PA3 3DG

Country: United Kingdom

Telephone: +44 1505381060

**V.4. Information on value of the contract/lot**

Total value of the procurement:

Lowest offer 11 082 720 and Highest offer 16 605 814 GBP  
excluding VAT

If annual or monthly value:

Number of years: 4

**V.5. Information about subcontracting**

The contract is likely to be subcontracted: yes

Value or proportion likely to be subcontracted to third parties:

Not known

Contract No: 3

**V.1. Date of conclusion of the contract**

22.8.2012

**V.2. Information about tenders**

Number of tenders received: 3

Number of tenders received by electronic means: 3

**V.3. Name and address of the contractor**

Official name: CBC (Glasgow) Limited

Postal address: Central House, 119 Whitefield Road

Town: Glasgow

Postal code: G51 2SD

Country: United Kingdom

Telephone: +44 1414454665

**V.4. Information on value of the contract/lot**

Total value of the procurement:

Lowest offer 11 082 720 and Highest offer 16 605 814 GBP  
excluding VAT

If annual or monthly value:

Number of years: 4

## **V.5. Information about subcontracting**

The contract is likely to be subcontracted: yes

Value or proportion likely to be subcontracted to third parties:

Not known

## **Section VI: Complementary information**

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### **VI.1. Information about European Union funds**

The procurement is related to a project and/or programme financed by European Union funds:

no

### **VI.2. Additional information**

GO Reference: GO-20121023-PRO-4337233.

### **VI.3. Procedures for review**

#### **VI.3.1. Review body**

Official name: See VI.3.2 below

#### **VI.3.2. Review procedure**

Precise information on deadline(s) for review procedures: The contracting authority will incorporate a minimum of a 10 calendar day standstill period once the award of the contract is communicated to tenderers. This period allows unsuccessful tenderers to seek further debriefing from the contracting authority before the contract is entered into. Applicants can make a written request for de-brief information and this information must be provided within 15 days of this written request being received. Such additional information should be requested from the address in I.1. If an appeal regarding the award of contract has not been successfully resolved, The Public Contracts (Scotland) Regulations 2012 (SSI 2012/88) provide for aggrieved parties who have been harmed or are at risk of harm by a breach of the rules to take action in the Sheriff Court or Court of Session. Any such action must be brought promptly.

#### **VI.3.3. Service from which information about the review procedure may be obtained**

Official name: See VI.3.2 above

### **VI.4. Date of dispatch of this notice**

23.10.2012