



Environment and Spatial Planning
*Ministry of Housing, Spatial Planning and
the Environment*

Criteria for the Sustainable Public Procurement of **Demolition of Buildings**

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1 Introduction

The Dutch government wants to take concrete steps towards a sustainable society, and to set a good example. Each year, government organisations spend more than EUR 50 billion on the purchase of Supplies, Services and Public works. By purchasing sustainably, the government can significantly boost the market for Sustainable Public Products. Governmental authorities have set clear objectives to achieve this: the central government is aiming for 100% Sustainable Public Procurement in 2010, while the municipalities aspire towards 75% in 2010 and 100% in 2015. Provincial governments and water boards have set themselves the target of at least 50% in 2010. 100% Sustainable Public Procurement is understood to mean that all purchases meet the minimum requirements that have been set for the relevant product groups at the time of purchase. More information on this topic is available from the website Sustainable Procurement (www.agentschapnl.nl/sustainableprocurement).

NL Agency supports government authorities in various ways to help reach these objectives. These include developing criteria for supplies, services and public works procured by these authorities. This document focuses on the criteria for the Demolition of Buildings product group, the elaboration of the criteria in specification texts and a more detailed assessment of the criteria, as well as a number of points for attention in the pre- and post-procurement stages. Additional background information and considerations regarding the content of the criteria can be found in the criteria document on the website Sustainable Procurement www.agentschapnl.nl/duurzaaminkopen/criteria, available in Dutch only.

The built environment makes an important contribution to the total national environmental impact. The energy and material usage for buildings is estimated to be 25% of the total energy and material usage in the Netherlands. By using buildings functionally for as long as possible and by striving in demolition for a maximum reuse of materials and an adequate treatment of the waste streams a substantial environmental gain may be realised.

The consideration of whether or not to opt for demolition is not included in this criteria document. This criteria document is applicable if the decision to go ahead with demolition has already been made.

1.1 Definition of the product group

The product group Demolition of Buildings includes the procurement of demolition activities and related excavation activities and soil displacement. This document contains criteria for the demolition of buildings.

Outside this document come:

- Hiring in of consultancy services;
- Transport and use of equipment.

For these, see the criteria documents for the relevant product groups on www.agentschapnl.nl/duurzaaminkopen.

Delineation of the product group 'Demolition of Buildings' within 'Office Buildings'

This document is part of the overarching product group Office Buildings. The table below lists which criteria documents come within this.

Table 1.1 Position of Demolition of Buildings criteria document within the product group Office Buildings.

Phase	Zoning: Office Buildings	Other Building categories	
Design and Newly built			
Management and Maintenance			
Renovation			
Demolition			
Rental and Purchase			

Government's purchase volume and market potential

There are no recent figures available about the total turnover in the demolition of buildings in the Netherlands. The latest available figures date from 1999. The total turnover in the construction industry (Building and Civil Engineering) came to 32.8 billion euros in 1999 according to CBS (*'Centraal Bureau voor de Statistiek'*, Statistics Netherlands). For demolition activities (both of buildings and of other constructions, such as roads, bridges etc.) the turnover came to nearly 400 million euros. The contribution of demolition activities to the total is thus limited (1.2%).

It is expected that the stream of building and demolition waste from the demolition of buildings and constructions will increase in the future. A very circumspect estimate of demolition within total constructional activities, based on the market share just mentioned (1.2%) gives the indication that the government spend for the demolition of buildings will come to between 20 and 30 million euros annually. According to stakeholders, the actual government spend for the demolition of buildings is somewhat higher, but there are no hard figures.

In the Netherlands, around 150 million tons of building raw materials are used annually. These building raw materials are mainly obtained from extraction and primary production processes nationally and abroad. It is possible to meet the annual demand to a substantial degree (20 to 25%) from secondary building raw materials. A major part of this is the use as much as possible and as high-grade as possible of secondary building raw materials; certainly since Cradle-to-Cradle (C2C) has got underway. In practice, chain thinking is still in its infancy.

For the benefit of the contracting authority, an overview of CPV codes that might be of relevance to this product group has been included in this document. The selection is by no means exhaustive or complete. The contracting authority will remain responsible for compiling the correct set of CPV codes to match the relevant tender.

The following CPV codes may be applicable to the product group Demolition of Buildings:

45110000-1	Building demolition and wrecking work and earthmoving work
45111100-9	Demolition work
45112000-5	Excavating and earthmoving work
45221210-7	Covered or partly covered excavations.

2 Sustainability in the procurement process

The criteria in this document have been classified in the various steps of the procurement process. More information about these steps and how to combine them with sustainability can be found in the Sustainable Public Procurement Manual. This manual can be downloaded from the website Sustainable Procurement www.agentschapnl.nl/duurzaaminkopen.

2.1 Preparatory stage (points for consideration)

Every purchase or call for tender starts with drawing up the inventory of the needs of the internal or external customer. Sustainability can be incorporated into this stage by considering whether the purchase is truly necessary and whether a more sustainable alternative might be available. Specific points for consideration regarding procurements for the Demolition of Buildings product group are:

From policy to initiative

A call for tender is usually the consequence of a – sometimes protracted – preparatory phase from policy to initiative. In the preparation, choices and decisions are made which often have a great impact on the sustainability. The purchaser often has no influence on these choices, while those involved in the preparation have all the more. The realisation of sustainable projects thus begins with the inclusion of sustainability in the preparation and not only when works are put to tender.

The inclusion of sustainability in the preparation of projects is not yet usual practice. This may require additional policy from the government bodies concerned: policy which gives direction to the considerations and the making of choices. This is not detailed further in this document. By involving sustainability explicitly at all stages – including preparation – sustainable calls for tender gain more content and a sustainable realisation at a higher level becomes possible.

Initiative phase and process

In considering possible conceptual solution directions for a certain problem, different alternatives may be lined up together and mutually compared on sustainability aspects. A proper knowledge of the project environment is of great importance here. Which parties are involved, what are the prior conditions and what qualities are present in the surroundings? Choices made may be laid down in requirements and desires for further detailing in the design and call for tender.

In large, complex projects, the service calling for tender may opt to enter into discussion with the market during pre-qualification. In this way, more insight may be obtained into the achievability of the ambitions, and possible solution directions. Sustainability may also be considered. In this a market consultation or competition-directed dialogue may be thought of. See also the 'Sustainable procurement manual'.

Own design

Design services are often contracted out, but are also often finalised within the organisation itself. If a design is (partly) prepared within the service itself, then the requirements and desires included in this document may be used as guidelines in order to realise sustainable works internally.

2.2 Specification stage (criteria)

During the specification stage, the internal or external customer's needs are translated into a tender document. This stage entails the formulation of:

- Criteria for supplier qualification. These could include grounds for exclusion and suitability requirements, i.e. requirements with regard to suppliers, and, in the case of restricted procedures, optional selection criteria, i.e. wishes with regard to suppliers.
- A description of the minimum requirements pertaining to supply, service or public works (the Schedule of Requirements).
- Award criteria, i.e. wishes regarding Supplies, Services and Public works. These are only applicable when the tendering process is based on the principle of the Most Economically Advantageous Offer ('Economisch Meest Voordelige Inschrijving' or EMVI).
- The contract stipulating the contract provisions.

More information on the various types of criteria and the various tender options can be found in the Sustainable Public Procurement Manual. Innovation is also included in the award criteria, where relevant. Innovation is oriented towards the development and introduction of new ideas and products.

The criteria in this document have been formulated to support the purchaser in the sustainable procurement of Demolition of Buildings. The criteria have been subjected to legal review. However, every procurement and tender process is unique. For that reason, the drafting of a tender document remains the responsibility of the purchaser.

Stimulating higher ambitions and innovation

By awarding on the basis of the Most Economically Advantageous Tender (in Dutch, EMVI) and not only on price, tenderers may be challenged to make a distinctive bid with a high sustainability content. To achieve sufficient distinctive force for different aspects, it is important to restrict the number of criteria in an award.

In the Tendering for Works Regulation 2005 (in Dutch, ARW 2005), conditions are laid down which the criteria for an award based on EMVI must fulfil. Thus, the means by which the tenders are mutually compared must be made clear in advance. The service calling for tender must itself determine here the weight of the various criteria and the manner in which the comparison will happen; for example, via point-counting, ranking, Life Cycle Costing, award on value or cost/benefit.

In 2006, around one third of large clients regularly requested innovative applications; by 2008, this percentage had increased to 44%. Large clients more often have a preference for working in a building team (30%) via Design & Construct (11%) or in a Public-Private Collaboration construction (1%; in Dutch, PPS). Clients present a varying image when characterisation into traditional, integrated and innovative is considered. Of construction and installation companies and design and consultancy bureaus, 50 to 60% work traditionally; among suppliers it is 40% on average.

On average, the working method of around 20% of contractors is 'integrated'. Of the construction and installation companies, a small percentage works 'innovatively'; among design and consultancy bureaus and suppliers, this is around 20% (source: EIB (Construction Industry Economic Institute) under contract to Regieraad Bouw and PSI Bouw (construction innovation network), September 2008).

Overview of criteria

Table 3.1 Overview of criteria for the demolition of buildings

Suitability requirements/selection criteria
Working methods according to BRL SVMS-007
Technical specifications

Processing/removal of stony substances according to BRL 2506
Award criteria (desires)
Specification of destination and processing of waste products according to BRL SVMS-007
Contract provisions
Pre-demolition

2.2.1 Supplier qualifications

Selection criteria

No selection criteria have been formulated for this product group.

Suitability requirements

Minimum requirement no. 1	<p>Working methods according to BRL SVMS-007</p> <p>For the demolition activities, the tenderer must employ a working method according to BRL SVMS-007 (Assessment Guideline on Safe and Environmentally Friendly Demolition).</p> <p>The integral text of this BRL (assessment guideline) is available via www.veiliglopen.nl.</p> <p><u>Means of proof:</u></p> <ol style="list-style-type: none"> 1. A declaration from the tenderer that this requirement is fulfilled and a work application assessment according to BRL SVMS-007 included with the tender. 2. An SVMS-007 certificate to be handed over with the tender.
Notes for purchaser	<p>Information about the BRL Safe and Environmentally-friendly Demolition is provided on the website www.veiliglopen.nl. The register of all certified demolition companies can also be found here. There is also a list of certification bodies. Both national and foreign businesses can apply for a certificate from these bodies (several certifying bodies are active throughout the whole European Union).</p> <p>BRL SVMS-007 describes a manner of working whereby guidelines are formulated for steps including the following:</p> <ul style="list-style-type: none"> • Work application assessment. • Substance inventarisation. • Work preparation. • Implementation. • Treatment and removal of demolition materials. • Completion. • Substance accounting. <p>For each of these steps, reporting must be done according to the requirements of BRL SVMS-007. The objective is to map out risks and</p>

	<p>waste streams.</p> <p>Requirements are also stipulated in BRL SVMS-007 on the manner in which a tender is submitted. For this purpose, a work application assessment and if possible a substance inventarisation should be conducted in advance. The work application assessment, together with a declaration that the work will be done according to BRL SVMS-007, forms the most important means of proof. The tenderer may possibly also hand over a certificate.</p> <p><u>Verification of means of proof:</u></p> <ol style="list-style-type: none"> 1. Check whether the work application assessment complies with section 2.3 of BRL SVMS-007. 2. Check on website and/or enquiry to certification body whether certificate is valid.
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Besides criteria for the qualification of suppliers for this specific product group, there are yet more possibilities to include sustainability in this part. You can find more information on this in the 'Sustainable Public Procurement Manual'.

2.2.2 Schedule of requirements

Minimum requirements

<p>Minimum requirement no. 1</p>	<p>Processing/removal of stony substances according to BRL 2506</p> <p>If stony substances are broken up, the breaking must take place according to BRL 2506.</p> <p><u>Means of proof:</u></p> <ol style="list-style-type: none"> 1. Declaration from the tenderer that he complies with this technical specification. 2. A description of the means by which the tenderer complies with this specification. If the tenderer or subcontractor possesses a KOMO product certificate 'BRL 2506 <i>beton en/of menggranulaat</i>' (concrete and/or mixed granulate) in the name of the tenderer or subcontractor, this requirement is fulfilled.
<p>Notes for purchaser</p>	<p><u>Verification of means of proof:</u></p> <ol style="list-style-type: none"> 1. No further verification. 2. A description of the way in which the granulate is processed, from which can be deduced whether this conforms to BRL 2506 concrete and/or mixed granulate. 3. A statement from the entity processing the granulate. 4. Check of the certificate on www.bouwkwaliteit.nl.

2.2.3 Award criteria

Award criteria

Award criterion
no.1

Specification of destination and processing of waste products according to BRL SVMS-007

The tenderer must provide an overview of the materials and products to be separated based on the substance inventarisation according to BRL SVMS-007. At the same time, the tenderer must indicate how these will be processed and/or offered for re-use by means of a separation plan according to section 2.6 paragraph 7 of BRL SVMS-007 and a substance account according to section 2.10.

See www.recyclingmagazine.nl for example for an overview of recyclers and www.nrk.nl/vkr for an overview of plastics recyclers. For plastic frames, see www.vkgkozijn.nl. For plastic pipework, see www.bureauleiding.nl/bis.

This concerns at least the following fractions:

1. Debris;
2. Sand and soil;
3. Gas concrete;
4. Plaster;
5. Wood A (untreated);
6. Wood B (treated);
7. Wood C (impregnated);
8. Metals (ferrous and non-ferrous);
9. Plastics;
10. Insulation materials;
11. Roof waste;
12. Building and demolition waste, mixed;
13. Asbestos-containing building and demolition waste;
14. Building and demolition waste, non-recyclable;
15. Plastics (including insulation materials);
16. Glass;
17. Plaster; #repeat
18. Floor coverings;
19. Bituminous roof coverings.

Fractions 1 to 14 are collected and recycled separately as standard. Separate collection and recycling of fractions 15 to 19 is not yet implemented as standard, although collection systems do exist.

The tenderer must list explicitly in the tender the recyclers to which the fractions will be offered.

	<p>For each fraction which is offered to a recycler for re-use, a valuation will be assigned. The more fractions, the higher the valuation.</p> <p><u>Means of proof:</u></p> <ol style="list-style-type: none"> 1. Declaration from the tenderer that a separation plan and a substance account according to BRL SVMS-007 will be handed over as well as a list with the names of the recyclers which will process the various fractions according to the separation plan.
Notes for purchaser	<p>The service calling for tender must indicate in advance how the award criteria will be assessed.</p> <p><u>Verification of means of proof:</u></p> <ol style="list-style-type: none"> 1. Check with recycling companies whether the supplier indeed has an agreement with them about the processing of the waste.

2.2.4 Contract

Contract provisions

Contract provision no. 1	<p>Pre-demolition</p> <p>The tenderer obliges itself to carry out a pre-demolition. This concerns the removal from the building of non-constructional non-stony material. In this, it must be stated that products and materials which can be re-used in their entirety are in fact removed.</p>
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