

UK-Edinburgh: Construction work for multi-dwelling buildings and individual houses

OJ S 97/2013 22/05/2013

Contract notice

Works

Directive 2004/18/EC**Section I: Contracting authority**

I.1. Name and addresses

Official name: Scottish Futures Trust

Postal address: 11-15 Thistle Street

Town: Edinburgh

Postal code: EH2 1DF

Country: United Kingdom

For the attention of: Stephanie Sutherland

E-mail: nht2btenders@scottishfuturestrust.org.uk

Telephone: +44 1315100800

Internet address(es):General address of the contracting authority: www.scottishfuturestrust.org.ukAddress of the buyer profile: http://www.publiccontractsscotland.gov.uk/search/Search_AuthProfile.aspx?ID=AA13383**Additional information can be obtained from:**

the abovementioned address

Specifications and additional documents (including documents for competitive dialogue and a dynamic purchasing system) can be obtained from:

the abovementioned address

Tenders or requests to participate must be submitted: the abovementioned address**I.2. Type of the contracting authority**

Body governed by public law

I.3. Main activity

Other: Government body tasked with delivering infrastructure in Scotland

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

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

Official name: City of Edinburgh Council

Section II: Object of the contract

II.1. Description**II.1.1. Title attributed to the contract by the contracting authority**

National Housing Trust Initiative Phase 2B - The City of Edinburgh Council.

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

Works

Realisation, by whatever means of work, corresponding to the requirements specified by the contracting authorities

Main site or place of performance: Edinburgh.

NUTS code UKM25 Edinburgh

II.1.3. Information about a framework agreement or a dynamic purchasing system

The notice involves a public contract

II.1.4. Information about framework agreement

II.1.5. Short description of the contract or purchase(s)

The National Housing Trust Initiative will, by way of multiple contract notices, procure completed homes for affordable, intermediate rents in several local authority areas across Scotland. The Scottish Futures Trust (SFT) is acting as a central purchasing body for the participating local authorities in Scotland. There is a separate contract notice for each local authority area. It is intended that the SFT and the relevant area local authority will enter into a contract with each of the developers which are successful in the relevant contract notice (see Annexe B for further information). The completed units which meet the authority's requirements will be purchased by an LLP created by SFT, the local authority and the developer. In each case property management and maintenance services will be delivered to the tenants by the developer or nominated and approved sub-contractor. Each developer will deliver these services in respect of their own completed units for a 5 - 10 year period. By no later than 10 years after purchase by the LLP, the units are to be sold by the LLP and the proceeds applied as agreed between the parties.

NOTE: To register your interest in this notice and obtain any additional information please visit the Public Contracts Scotland Web Site at http://www.publiccontractsscotland.gov.uk/Search/Search_Switch.aspx?ID=264668

The awarding authority has indicated that it will accept electronic responses to this notice via a 'Tender Submission Postbox' facility. Further details of this facility are available at http://www.publiccontractsscotland.gov.uk/PostBox/Postbox_Explain.aspx?ID=264668

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 postbox closes precisely at the time stated.

II.1.6. CPV code(s)

45211000 Construction work for multi-dwelling buildings and individual houses, 70111000 Development of residential real estate, 70330000 Property management services of real estate on a fee or contract basis, 70331000 Residential property services, 70333000 Housing services

II.1.7. Information about the Government Procurement Agreement (GPA)

The procurement is covered by the Government Procurement Agreement: yes

II.1.8. Lots

This contract is divided into lots: no

II.1.9. Information about variants

Variants will be accepted: no

II.2. Scope of the procurement

II.2.1. Total quantity or scope

II.2.2. Information about options

Options: no

II.2.3. Information about renewals

This contract is subject to renewal: no

II.3. Duration of the contract or time limit for completion

Section III: Legal, economic, financial and technical information

III.1. Conditions related to the contract

III.1.1. Deposits and guarantees required

Please refer to the Information Memorandum and PQQ.

III.1.2. Main financing conditions and payment arrangements and/or reference to the relevant provisions governing them

Please refer to the Information Memorandum and the PQQ.

III.1.3. Legal form to be taken by the group of economic operators to whom the contract is to be awarded

Please refer to the Information Memorandum and the PQQ.

III.1.4. Contract performance conditions

The performance of the contract is subject to particular conditions: no

III.2. Conditions for participation

III.2.1. Suitability to pursue the professional activity, including requirements relating to enrolment on professional or trade registers

List and brief description of conditions: Please refer to the PQQ.

III.2.2. Economic and financial ability

List and brief description of conditions: Please refer to the PQQ.

III.2.3. Technical and professional ability

List and brief description of conditions:
Please refer to the PQQ.

III.2.4. Information about reserved contracts

III.3. Conditions specific to services contracts

III.3.1. Information about a particular profession

III.3.2. Information about staff responsible for the performance of the contract

Section IV: Procedure

IV.1. Type of procedure

IV.1.1. Type of procedure

Restricted

IV.1.2. Information about the limits on the number of candidates to be invited

Envisaged minimum number 5

IV.1.3. Information about reduction of the number of solutions or tenders during negotiation or dialogue

IV.2. Award criteria

IV.2.1. Award criteria

The most economically advantageous tender in terms of Criteria below

1. Quantitative. Weighting 50
2. Qualitative. Weighting 50

IV.2.2. Information about electronic auction

An electronic auction will be used: no

IV.3. Administrative information

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

IV.3.2. Previous publication concerning this procedure

IV.3.3. Conditions for obtaining specifications and additional documents or descriptive document

IV.3.4. Time limit for receipt of tenders or requests to participate

21.6.2013 - 12:00

IV.3.5. Estimated date of dispatch of invitations to tender or to participate to selected candidates

26.7.2013

IV.3.6. Languages in which tenders or requests to participate may be submitted

English.

IV.3.7. Minimum time frame during which the tenderer must maintain the tender

IV.3.8. Conditions for opening of tenders

Section VI: Complementary information

VI.1. Information about recurrence

VI.2. Information about European Union funds

VI.3. Additional information

(SC Ref:264668)

VI.4. Procedures for review

VI.4.1. Review body

VI.4.2. Review procedure

Precise information on deadline(s) for review procedures: In accordance with the Public Contracts (Scotland) Regulations 2012 the contracting authority will observe a minimum 10 calendar day standstill period before entering into contracts with the successful developers. Any appeal should be directed to the person whose contact details are set out in I.1 above. If an appeal regarding the award of a contract has not been successfully resolved, the Public Contracts (Scotland) Regulations 2012 provide for aggrieved parties who have been harmed or are at a risk of harm by a breach of the rules to take action in the Sheriff Court or the Court of Session in Scotland. Where a contract has not been concluded the Court may order the setting aside of the award decision or order the authority to amend any documents and may

award damages. If the contract has already been entered into when the appeal is lodged, the Court may only award damages unless satisfied that one of the prescribed grounds for ineffectiveness applies. Any action must be brought within 30 days from the date when the grounds for bringing the proceedings first arose except for an action for ineffectiveness which must be brought a) within 30 days of publication of a relevant contract award notice in the Official Journal; b) within 30 days of the date on which the contracting authority informed the economic operator of the conclusion of the contract and a summary of the relevant reasons; or c), if a) and b) do not apply, within 6 months beginning on the day after the date on which the contract was entered into.

VI.4.3. Service from which information about the review procedure may be obtained

VI.5. Date of dispatch of this notice

17.5.2013