

UK-Glasgow: construction work

OJ S 128/2012 06/07/2012

Contract 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: 177 Trongate

Town: Glasgow

Postal code: G1 5HF

Country: United Kingdom

Contact person: Procurement

For the attention of: Louise Clark

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

Telephone: +44 1412746421

#### Internet address(es):

General address of the contracting authority: [www.gha.org.uk](http://www.gha.org.uk)

#### 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

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: no

## Section II: Object of the contract

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### II.1. Description

#### II.1.1. Title attributed to the contract by the contracting authority

318 - new build: North Glasgow

#### 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

The notice involves a public contract

#### **II.1.4. Information about framework agreement**

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

Construction work. Construction work for multi-dwelling buildings and individual houses. Construction work for houses. Houses construction work. Construction work. Construction work for multi-dwelling buildings and individual houses. Construction work for houses. Houses construction work. GHA intends to enter into a contract for the design and construction of approximately 300 new build housing for affordable housing on three brown field sites located in the North area of Glasgow. The developments are likely to include a mix of 2 and 3 storey properties comprising houses and flats. We will appoint a design team to develop the scheme design to RIBA plan of work stage D. This will form the basis of employer's requirements which will be set out in the invitation to tender, you will be required to develop Contractor's proposals which satisfy these requirements and to submit them with your tender. We envisage that the design team will be novated to the successful contractor. GHA proposes to procure contracts for the new build comprising of the following lots: lot 1: site 1 100 units (approximately), estimated construction value 10 000 000 GBP. Lot 2: site 2, 100 units (approximately), estimated construction Value 10 000 000 GBP. Lot 3: site 3 100 units (approximately), Estimated construction value 10 000 000 GBP.

#### **II.1.6. CPV code(s)**

45000000 Construction work, 45211000 Construction work for multi-dwelling buildings and individual houses, 45211100 Construction work for houses, 45211300 Houses construction work

#### **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: yes  
Tenders may be submitted for one or more lots

#### **II.1.9. Information about variants**

Variants will be accepted: no

### **II.2. Scope of the procurement**

#### **II.2.1. Total quantity or scope**

Construction work. Construction work for multi-dwelling buildings and individual houses. Construction work for houses. Houses construction work. GHA intends to enter into a contract for the design and construction of approximately 300 new build housing for affordable housing on three brown field sites located in the North area of Glasgow. The developments are likely to include a mix of 2 and 3 storey properties comprising houses and flats. We will appoint a design team to develop the scheme design to RIBA Plan of Work Stage D. This will form the basis of employer's requirements which will be set out in the invitation to tender, you will be required to develop Contractor's proposals which satisfy these requirements and to submit them with your tender. We envisage that the design team will be novated to the successful contractor. GHA proposes to procure contracts for the new build comprising of the following lots: lot 1: site 1 100 units (approximately), estimated construction value 10 000 000 GBP. Lot 2: site 2, 100 units (approximately), estimated construction value 10 000 000 GBP. Lot 3: site 3 100 units (approximately), estimated construction value 10 000 000 GBP.

#### **II.2.2. Information about options**

## II.2.3. Information about renewals

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

Duration in months: 24 (from the award of the contract)

Information about lots

Lot No: 1

Lot title: Lot 1: North Glasgow (site 1)

#### 1) Short description

Lot 1: 100 units (approximately), Estimated construction Value £10million Construction work. Construction work for multi-dwelling buildings and individual houses. Construction work for houses. Houses construction work. GHA intends to enter into a contract for the design and construction of approximately 100 new build affordable housing on a brown field site located in the North area of Glasgow. The development is likely to include a mix of 2 and 3 storey properties comprising houses and flats. We will appoint a design team to develop the scheme design to RIBA plan of work stage D. This will form the basis of employer's requirements which will be set out in the invitation to tender, you will be required to develop Contractor's proposals which satisfy these requirements and to submit them with your tender. We envisage that the design team will be novated to the successful contractor.

#### 2) CPV code(s)

45000000 Construction work, 45211000 Construction work for multi-dwelling buildings and individual houses, 45211100 Construction work for houses, 45211300 Houses construction work

#### 3) Quantity or scope

Lot 1: 100 units (approximately), Estimated construction Value £10million Construction work. Construction work for multi-dwelling buildings and individual houses. Construction work for houses. Houses construction work. GHA intends to enter into a contract for the design and construction of approximately 100 new build affordable housing on a brown field site located in the North area of Glasgow. The development is likely to include a mix of 2 and 3 storey properties comprising houses and flats. We will appoint a design team to develop the scheme design to RIBA plan of work stage D. This will form the basis of employer's requirements which will be set out in the invitation to tender, you will be required to develop Contractor's proposals which satisfy these requirements and to submit them with your tender. We envisage that the design team will be novated to the successful contractor.

Estimated value excluding VAT: 10 000 000 GBP

#### 4) Indication about different time frame or duration

Duration in months: 24 (from the award of the contract)

#### 5) Additional information about lots

Lot No: 2

Lot title: Lot 2: North Glasgow (Site 2)

#### 1) Short description

Lot 2: 100 units (approximately), Estimated construction Value £10million Construction work. Construction work for multi-dwelling buildings and individual houses. Construction work for houses. Houses construction work. GHA intends to enter into a contract for the design and construction of approximately 100 for affordable housing on a brown field sites located in the North area of Glasgow. The development is likely to include a mix of 2 and 3 storey properties comprising houses and flats. We will appoint a design team to develop the scheme design to

RIBA plan of work stage D. This will form the basis of employer's requirements which will be set out in the invitation to tender, you will be required to develop Contractor's proposals which satisfy these requirements and to submit them with your tender. We envisage that the design team will be novated to the successful contractor.

**2) CPV code(s)**

45000000 Construction work, 45211000 Construction work for multi-dwelling buildings and individual houses, 45211100 Construction work for houses, 45211300 Houses construction work

**3) Quantity or scope**

Lot 2: 100 units (approximately), Estimated construction Value £10million Construction work. Construction work for multi-dwelling buildings and individual houses. Construction work for houses. Houses construction work. GHA intends to enter into a contract for the design and construction of approximately 100 for affordable housing on a brown field sites located in the North area of Glasgow. The development is likely to include a mix of 2 and 3 storey properties comprising houses and flats. We will appoint a design team to develop the scheme design to RIBA plan of work stage D. This will form the basis of employer's requirements which will be set out in the invitation to tender, you will be required to develop Contractor's proposals which satisfy these requirements and to submit them with your tender. We envisage that the design team will be novated to the successful contractor.

Estimated value excluding VAT: 10 000 000 GBP

**4) Indication about different time frame or duration**

Duration in months: 24 (from the award of the contract)

**5) Additional information about lots**

Lot No: 3

Lot title: Lot 3: North Glasgow (Site 3)

**1) Short description**

Lot 3: 100 units (approximately), Estimated construction Value £10million Construction work. Construction work for multi-dwelling buildings and individual houses. Construction work for houses. Houses construction work. GHA intends to enter into a contract for the design and construction of approximately 100 for affordable housing on a brown field site located in the North area of Glasgow. The development is likely to include a mix of 2 and 3 storey properties comprising houses and flats. We will appoint a design team to develop the scheme design to RIBA plan of work stage D. This will form the basis of employer's requirements which will be set out in the invitation to tender, you will be required to develop Contractor's proposals which satisfy these requirements and to submit them with your tender. We envisage that the design team will be novated to the successful contractor.

**2) CPV code(s)**

45000000 Construction work, 45211000 Construction work for multi-dwelling buildings and individual houses, 45211100 Construction work for houses, 45211300 Houses construction work

**3) Quantity or scope**

Lot 3: 100 units (approximately), Estimated construction Value £10million Construction work. Construction work for multi-dwelling buildings and individual houses. Construction work for houses. Houses construction work. GHA intends to enter into a contract for the design and construction of approximately 100 for affordable housing on a brown field site located in the

North area of Glasgow. The development is likely to include a mix of 2 and 3 storey properties comprising houses and flats. We will appoint a design team to develop the scheme design to RIBA plan of work stage D. This will form the basis of employer's requirements which will be set out in the invitation to tender, you will be required to develop Contractor's proposals which satisfy these requirements and to submit them with your tender. We envisage that the design team will be novated to the successful contractor.

Estimated value excluding VAT: 10 000 000 GBP

**4) Indication about different time frame or duration**

Duration in months: 24 (from the award of the contract)

**5) Additional information about lots**

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**Section III: Legal, economic, financial and technical information**

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**III.1. Conditions related to the contract**

**III.1.1. Deposits and guarantees required**

To be specified within the contract documents.

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

To be specified within the contract documents.

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

Joint and several liability if a successful economic operator is a consortium, the contracting authority shall require each consortium member to be jointly and severally liable for all obligations under the contract.

**III.1.4. Contract performance conditions**

The performance of the contract is subject to particular conditions: yes

Description of particular conditions: The contractors and their supply chain will be required to actively participate in the achievement of social, environmental and/or sustainability policy objectives relating to community benefits and supply chain initiatives. Accordingly, contract performance conditions and evaluation criteria may relate in particular to social and environmental considerations. Details will be set out in the contract documents.

**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: The Authority will apply all the offences listed in Article 45(1) of Directive 2004/18/EC (implemented as Regulation 23(1) of the Public Contract Regulations (PCR) 2006 in the UK) and all of the professional misconducts listed at Article 45 (2) of Directive 2004/18/EC (see also Regulation 23(2) in the PCR 2006) to the decision of whether a Candidate is eligible to be invited to tender.

A full list of the Regulation 23(1) and 23(2) criteria are at <http://www.delta-esourcing.com/delta/project/reasonsForExclusion.html#pcr>.

Candidates will be required to answer these questions as part of the qualification process. For candidates who are registered overseas, you will need to declare if you have any offences /misconduct under your own countries laws, where these laws are equivalent to the Regulation 23 lists.

Candidates who have been convicted of any of the offences under Article 45(1) are ineligible and will not be selected to bid, unless there are overriding requirements in the general interest for doing so.

Candidates who are guilty of any of the offences, circumstances or misconduct under Article 45 (2) may be excluded from being selected to bid at the discretion of the Authority.

### **III.2.2. Economic and financial ability**

List and brief description of conditions: (a) Appropriate statements from banks or, where appropriate, evidence of relevant professional risk indemnity insurance

(b) The presentation of balance-sheets or extracts from the balance-sheets, where publication of the balance-sheet is required under the law of the country in which the economic operator is established

Details will be set out in the pre-qualification questionnaire which will be provided to all applicants who submit a request to participate.

Minimum level(s) of standards possibly required: Details will be set out in the pre-qualification questionnaire which will be provided to all applicants who submit a request to participate.

### **III.2.3. Technical and professional ability**

List and brief description of conditions:

(a) A list of the works carried out over the past five years, accompanied by certificates of satisfactory execution for the most important works. These certificates shall indicate the value, date and site of the works and shall specify whether they were carried out according to the rules of the trade and properly completed. Where appropriate, the competent authority shall submit these certificates to the contracting authority direct

(b) A list of the principal deliveries effected or the main services provided in the past three years, with the sums, dates and recipients, whether public or private, involved. Evidence of delivery and services provided shall be given: - where the recipient was a contracting authority, in the form of certificates issued or countersigned by the competent authority, - where the recipient was a private purchaser, by the purchaser's certification or, failing this, simply by a declaration by the economic operator

(c) An indication of the technicians or technical bodies involved, whether or not belonging directly to the economic operator's undertaking, especially those responsible for quality control and, in the case of public works contracts, those upon whom the contractor can call in order to carry out the work

(d) A description of the technical facilities and measures used by the supplier or service provider for ensuring quality and the undertaking's study and research facilities

(e) Where the products or services to be supplied are complex or, exceptionally, are required for a special purpose, a check carried out by the contracting authorities or on their behalf by a competent official body of the country in which the supplier or service provider is established, subject to that body's agreement, on the production capacities of the supplier or the technical capacity of the service provider and, if necessary, on the means of study and research which are available to it and the quality control measures it will operate

(f) The educational and professional qualifications of the service provider or contractor and/or those of the undertaking's managerial staff and, in particular, those of the person or persons responsible for providing the services or managing the work

(g) For public works contracts and public services contracts, and only in appropriate cases, an indication of the environmental management measures that the economic operator will be able to apply when performing the contract

(i) A statement of the tools, plant or technical equipment available to the service provider or contractor for carrying out the contract

(j) An indication of the proportion of the contract which the services provider intends possibly to subcontract

Details will be set out in the Pre-Qualification Questionnaire which will be provided to all applicants who submit a request to participate.

Minimum level(s) of standards possibly required:

Details will be set out in the Pre-Qualification Questionnaire which will be provided to all applicants who submit a request to participate.

#### **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**

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#### **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 number of candidates: 5

Objective criteria for choosing the limited number of candidates: It is envisaged that, subject to satisfying the minimum levels, as detailed in the pre-qualification questionnaire the 5 applicants who achieve the 5 highest scores will be invited to tender. Further details will be set out in the pre-qualification questionnaire.

##### **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 Price is not the only award criterion and all criteria are stated only in the procurement documents

##### **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**

318

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

no

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

Payable documents: no

##### **IV.3.4.**

## **Time limit for receipt of tenders or requests to participate**

10.8.2012 - 12:00

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

21.12.2012

### **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**

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### **VI.1. Information about recurrence**

This is a recurrent procurement: no

### **VI.2. Information about European Union funds**

The procurement is related to a project and/or programme financed by European Union funds:  
no

### **VI.3. Additional information**

A company can express an interest in a single or multiple lots, only one pre-qualification questionnaire is required per company irrespective of the number of lots they are expressing an interest in. The Pre-Qualification Questionnaire must be completed and submitted electronically. Suppliers must read through this set of instructions and follow the process to respond to this opportunity. The information and/or documents for this opportunity are available on <https://www.delta-esourcing.com/delta>. You must register on this site to respond, if you are already registered you will not need to register again, simply use your existing username and password. Please note there is a password reminder link on the homepage. Suppliers must log in, go to your Response Manager and add the following Access Code: HU599S78FF Please ensure you follow any instruction provided to you here. The deadline for submitting your response(s) is 10.8.2012 by 12:00. Please ensure that you allow yourself plenty of time when responding to this invite prior to the closing date and time, especially if you have been asked to upload documents. If you experience any technical difficulties please contact the Delta eSourcing Helpdesk on call 0845 270 7050 or e-mail [helpdesk@delta-esourcing.com](mailto:helpdesk@delta-esourcing.com). The completed appraisal questionnaire and all supporting documentation must be returned by the deadline set out in point IV.3.4 above. Completed appraisal questionnaires received after the deadline set out in point IV.3.4 above will not be considered. Tenderers shall be aware that the date referred to in point IV.3.5 is a best estimate only at the time of dispatch of this notice and the contracting authority reserves the right to alter such date. The contracting authority reserves the right not to award any contract as a result of the procurement process initiated by this notice and in such event will not be liable for any costs incurred by any party. GO Reference: GO-201272-PRO-4035593.

### **VI.4. Procedures for review**

#### **VI.4.1. Review body**

#### **VI.4.2. Review procedure**

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

**VI.5. Date of dispatch of this notice**

2.7.2012