

United Kingdom-Glasgow: Construction work
OJ S 132/2013 10/07/2013
Contract award notice
Works

Directive 2004/18/EC

Section I: Contracting authority

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: Gerald Scanlon

E-mail: procurement@gha.org.uk

Telephone: +44 1412746427

Internet address(es):

General address of the contracting authority: <http://www.gha.org.uk>

Address of the buyer profile: <http://gha.g2b.info/index.htm>

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: Any member of the GHA Family as defined in the Pre-qualification questionnaire

Postal address: 177 Trongate

Town: Glasgow

Postal code: G1 5HF

Country: United Kingdom

Official name: Glasgow City Council

Postal address: City Chambers

Town: Glasgow

Postal code: G2 1DU

Country: United Kingdom

Section II: Object of the contract

II.1. Description

II.1.1. Title

North Toryglen Transformational Regeneration Area.

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

Works

Design and execution

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

II.1.4. Short description of the contract or purchase(s)

Construction work. Site preparation work. Building completion work. Construction work for multi-dwelling buildings and individual houses. Shop units construction work. Development of residential real estate. Sale of residential real estate. Building installation work. The Glasgow Housing Association (GHA) has entered into a Development Agreement with a Private Sector Development Partner (PSDP), for a multi phase project to deliver regeneration activities for the North Torglen Area of Glasgow, UK. The first phase envisages a development of 100 social housing units and 60 units of housing for private sale, together with public realm works. Subsequent phases will include a total of approximately 214 units of housing for private sale. The masterplan also envisages a retail opportunity within one of the phases. The Development Agreement regulates the delivery of the masterplan objectives.

II.1.5. CPV code(s)

45000000 Construction work, 45100000 Site preparation work, 45400000 Building completion work, 45211000 Construction work for multi-dwelling buildings and individual houses, 45213112 Shop units construction work, 70111000 Development of residential real estate, 70123100 Sale of residential real estate, 45300000 Building installation work

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 9 342 017 and Highest offer 11 884 264 GBP
excluding VAT

Section IV: Procedure

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

1. Price - social housing. Weighting 28
2. Price - Residual Land Value and Overage for first phase of private housing. Weighting 19
3. Price - Retail land receipt. Weighting 3
4. Price - Future phases of private housing. Weighting 6
5. Price - qualitative aspects. Weighting 14
6. Quality - compliance. Weighting 2
7. Quality - social housing specific. Weighting 4
8. Quality - masterplan and risk. Weighting 6
9. Quality - community benefits. Weighting 12
10. Quality - marketing. Weighting 6

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

INVF313

IV.3.2. Previous publication concerning this procedure

Contract notice

Notice number in the OJ S: [2012/S 160-267026](#) of 22.8.2012

Section V: Award of contract

Contract No: 1

V.1. Date of conclusion of the contract

28.3.2013

V.2. Information about tenders

Number of tenders received: 5

Number of tenders received by electronic means: 5

V.3. Name and address of the contractor

Official name: Cruden Holdings (West) Limited

Postal address: 5 Clydesmill Road, Cambuslang

Town: Glasgow

Postal code: G32 8RE

Country: United Kingdom

Telephone: +44 1416465400

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

Total value of the procurement:

Lowest offer 9 342 017 and Highest offer 11 884 264 GBP
excluding VAT

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

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

The amounts of the lowest and highest tenders stated at II.2 and V.4 relate to the price for social housing, one of a number of price elements contributing to the overall MEAT evaluation and the most heavily weighted. Other elements of price included i) Retail land receipt, for which the lowest and highest tenders were 75,000 GBP and 250,000 GBP respectively; ii) Phase 1 residual land value for which the lowest and highest tenders were 274,377 GBP and 794,022 GBP respectively; iii) Phase 1 overage for which the lowest and highest tenders

received were 0 GBP and 167,785 GBP respectively; and iv) Future phases profit and sales percentage for which the lowest and highest tenders received were 11 % and 33 % respectively.

The weightings against the award criteria stated at IV.2.1 have been rounded.

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GO Reference: GO-201375-PRO-4933733.

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

5.7.2013