

**United Kingdom-Stornoway: Housing services**

OJ S 139/2014 23/07/2014

Contract notice

Works

Directive 2004/18/EC

**Section I: Contracting authority**

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**I.1. Name and addresses**

Official name: Hebridean Housing Partnership Ltd

Postal address: Creed Court, Gleann Seileach Business Park, Willowglen Road, Isle of Lewis

Town: Stornoway

Postal code: HS1 2QP

Country: United Kingdom

Contact person: Assets &amp; Contracts

For the attention of: Angus MacNeil

E-mail: [angusmacneil@hebrideanhousing.co.uk](mailto:angusmacneil@hebrideanhousing.co.uk)

Telephone: +44 3001230773

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**Internet address(es):**General address of the contracting authority: [www.hebrideanhousing.co.uk](http://www.hebrideanhousing.co.uk)Address of the buyer profile: [http://www.publiccontractsscotland.gov.uk/search/Search\\_AuthProfile.aspx?ID=AA19502](http://www.publiccontractsscotland.gov.uk/search/Search_AuthProfile.aspx?ID=AA19502)Electronic access to information: [www.publiccontractsscotland.gov.uk](http://www.publiccontractsscotland.gov.uk)Electronic submission of tenders and requests to participate: [www.publiccontractsscotland.gov.uk](http://www.publiccontractsscotland.gov.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**

Investment Programme 2015-19.

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

Works

Design and execution

Main site or place of performance: Throughout the Western Isles – Lewis, Harris, Uists and Barra.

NUTS code UKM64 Na h-Eileanan Siar (Western Isles)

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

The procurement involves the establishment of a framework agreement

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

Framework agreement with a single operator

**Duration of the framework agreement**

Duration in years: 4

**Estimated total value of purchases for the entire duration of the framework agreement**

Estimated value excluding VAT: 12 000 000 GBP

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

Investment programme framework 2015-19 to upgrade existing housing stock to meet SQH standards.

The Works are divided into two geographical areas:

(1) Lewis and Harris

(2) Uists and Barra

Within each area the Works are divided into the following Lots:

(1) Windows/ doors

(2) Heating

(3) Bathrooms

(4) Kitchens

(5) Roofing

(6) Roughcast

(7) Electrical Works

(8) Environmentals

(9) Occupational Therapy

(10) Insulation/ Energy Efficiency Measures

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=312093](http://www.publiccontractsscotland.gov.uk/Search/Search_Switch.aspx?ID=312093).

The buyer has indicated that it will accept electronic responses to this notice via the Postbox facility. A user guide is available at [http://www.publiccontractsscotland.gov.uk/sitehelp/help\\_guides.aspx](http://www.publiccontractsscotland.gov.uk/sitehelp/help_guides.aspx).

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.

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

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: 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**

Estimated cost of Works to all Lots over the period of the Framework

Estimated value excluding VAT: 12 000 000 GBP

### **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**

Start 1.4.2015. Completion 31.3.2019

Information about lots

Lot No: 01

Lot title: Windows/ doors - Lewis and Harris

#### **1) Short description**

Installation of replacement windows and external doors to properties throughout Lewis and Harris.

#### **2) CPV code(s)**

45421100 Installation of doors and windows and related components

#### **3) Quantity or scope**

96 units across the 4-year framework.

Estimated value excluding VAT: 500 000 GBP

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

Start 1.4.2015. Completion 31.3.2019

#### **5) Additional information about lots**

The programme may fluctuate with unit numbers increasing and/or decreasing. The Lot may be excluded altogether.

Lot No: 02

Lot title: Heating in Lewis and Harris

#### **1) Short description**

Replacement central heating installations, including associated Works, to properties throughout Lewis and Harris.

#### **2) CPV code(s)**

45331100 Central-heating installation work

#### **3) Quantity or scope**

574 units across the 4-year framework.

Estimated value excluding VAT: 4 300 000 GBP

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

#### **5)**

### **Additional information about lots**

This programme may fluctuate with unit numbers increasing and/or decreasing. The Lot may be excluded altogether.

Lot No: 03

Lot title: Replacement bathroom installations in Lewis and Harris.

**1) Short description**

Replacement bathroom installations with associated work to properties throughout Lewis and Harris.

**2) CPV code(s)**

45211310 Bathrooms construction work

**3) Quantity or scope**

258 units across the 4-year framework.

Estimated value excluding VAT: 900 000 GBP

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

**5) Additional information about lots**

The programme may fluctuate with unit numbers increasing and/or decreasing. The Lot may be excluded altogether.

Lot No: 04

Lot title: Replacement kitchen installation in Lewis and Harris

**1) Short description**

Installation of replacement fitted kitchen with associated work to properties throughout Lewis and Harris.

**2) CPV code(s)**

45421151 Installation of fitted kitchens

**3) Quantity or scope**

344 units across the 4-year framework.

Estimated value excluding VAT: 1 200 000 GBP

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

**5) Additional information about lots**

The programme may fluctuate with unit numbers increasing and/or decreasing. The lot may be excluded altogether.

Lot No: 05

Lot title: Replacement roofing in Lewis and Harris

**1) Short description**

Replacement roof works with associated works to properties throughout Lewis and Harris.

**2) CPV code(s)**

45260000 Roof works and other special trade construction works

**3) Quantity or scope**

72 units across the 4-year framework.

Estimated value excluding VAT: 760 000 GBP

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

**5) Additional information about lots**

The programme may fluctuate with numbers increasing and/or decreasing. The Lot may be excluded altogether.

Lot No: 06

Lot title: Roughcasting in Lewis and Harris

**1) Short description**

Renewal of roughcast coverings with associated works to properties throughout Lewis and Harris.

**2) CPV code(s)**

45430000 Floor and wall covering work

**3) Quantity or scope**

83 units across the 4-year framework.  
Estimated value excluding VAT: 415 000 GBP

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

**5) Additional information about lots**

The programme may fluctuate with the unit numbers increasing and/or decreasing. The Lot may be excluded altogether.

Lot No: 07

Lot title: Electrical installations in Lewis and Harris.

**1) Short description**

Replacement/ upgrading of electrical installations to properties throughout Lewis and Harris. The works may range from smoke detector installations to full electrical installations with associated works.

**2) CPV code(s)**

50710000 Repair and maintenance services of electrical and mechanical building installations

**3) Quantity or scope**

436 units across the 4-year framework.  
Estimated value excluding VAT: 871 500 GBP

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

**5) Additional information about lots**

The programme may fluctuate with unit numbers increasing and/or decreasing. The Lot may be excluded altogether.

Lot No: 08

Lot title: Windows/ doors - Uists and Barra

**1) Short description**

Installation of replacement windows and external doors with all associated works to properties throughout Uists and Barra.

**2) CPV code(s)**

45421100 Installation of doors and windows and related components

**3) Quantity or scope**

70 units across the 4-year programme.  
Estimated value excluding VAT: 35 000 GBP

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

**5) Additional information about lots**

The programme may fluctuate with unit numbers increasing and/or decreasing. The Lot may be excluded altogether.

Lot No: 09

Lot title: Heating in Uists and Barra.

**1) Short description**

Replacement central heating installations and associated work to properties throughout Uists and Barra.

**2) CPV code(s)**

45331100 Central-heating installation work

**3) Quantity or scope**

120 units across the 4-year programme.  
Estimated value excluding VAT: 900 000 GBP

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

**5) Additional information about lots**

The programme may fluctuate with unit numbers increasing and/or decreasing. The Lot may be excluded altogether.

Lot No: 10

Lot title: Replacement bathroom installations in Uists and Barra.

**1) Short description**

Replacement bathroom installations with associated work to properties throughout Uists and Barra.

**2) CPV code(s)**

45211310 Bathrooms construction work

**3) Quantity or scope**

11 units across the 4-year framework.  
Estimated value excluding VAT: 38 500 GBP

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

**5) Additional information about lots**

The programme may fluctuate with unit numbers increasing and/or decreasing. The Lot may be excluded altogether.

Lot No: 11

Lot title: Replacement kitchen installation in Uists and Barra.

**1) Short description**

Installation of replacement fitted kitchen with associated work to properties throughout Uists and Barra.

**2) CPV code(s)**

45421151 Installation of fitted kitchens

**3) Quantity or scope**

54 units across the 4-year framework.

Estimated value excluding VAT: 189 000 GBP

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

**5) Additional information about lots**

The programme may fluctuate with unit numbers increasing and/or decreasing. The Lot may be excluded altogether.

Lot No: 12

Lot title: Roofing and roughcasting in Uists and Barra.

**1) Short description**

Replacement roofing and roughcasting works with all associated work to properties throughout Uists and Barra.

**2) CPV code(s)**

45260000 Roof works and other special trade construction works, 45430000 Floor and wall covering work

**3) Quantity or scope**

Yet to be identified.

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

**5) Additional information about lots**

The programme may fluctuate and the Lot may be excluded if no works are identified.

Lot No: 13

Lot title: Roughcasting in Uists and Barra.

**1) Short description**

Renewal of roughcast coverings with all associated work to properties throughout Uists and Barra.

**2) CPV code(s)**

45430000 Floor and wall covering work

**3) Quantity or scope**

Yet to be identified.

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

**5) Additional information about lots**

The programme may fluctuate and the Lot excluded if no works are identified.

Lot No: 14

Lot title: Electrical installations in Uists and Barra.

**1) Short description**

Replacement electrical installation to properties throughout Uists and Barra.

The works range from smoke detector installations to full electrical installations with all associated work.

**2) CPV code(s)**

50710000 Repair and maintenance services of electrical and mechanical building installations

**3) Quantity or scope**

145 units across the 4-year framework.

Estimated value excluding VAT: 290 500 GBP

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

**5) Additional information about lots**

The programme may fluctuate with unit numbers increasing and/or decreasing. The Lot may be excluded.

Lot No: 15

Lot title: Environmental works in Lewis and Harris.

**1) Short description**

Fencing, footpaths and drainage works to properties throughout Lewis and Harris.

**2) CPV code(s)**

45342000 Erection of fencing, 45233253 Surface work for footpaths, 45232452 Drainage works, 45233340 Foundation work for footpaths

**3) Quantity or scope**

118 units across the 4-year framework.

Estimated value excluding VAT: 353 000 GBP

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

**5) Additional information about lots**

The programme may fluctuate with unit numbers increasing and/or decreasing. The Lot may be excluded altogether.

Lot No: 16

Lot title: Environmental works in Uists and Barra.

**1) Short description**

Fencing, footpaths and drainage works to properties throughout Uists and Barra.

**2) CPV code(s)**

45233253 Surface work for footpaths, 45233340 Foundation work for footpaths, 45342000 Erection of fencing, 45232452 Drainage works

**3) Quantity or scope**

40 units across the 4-year framework.

Estimated value excluding VAT: 118 500 GBP

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

**5) Additional information about lots**

The programme may fluctuate with unit numbers increasing and/or decreasing. The Lot may be excluded altogether.

Lot No: 17

Lot title: Occupation therapy work in Lewis and Harris.

**1) Short description**

Installation of showers, ramps, grab rails, stair lifts and the like for the disabled along with all associated work to properties throughout Lewis and Harris.

**2) CPV code(s)**

33196200 Devices for the disabled

**3) Quantity or scope**

Yet to be identified.

Estimated value excluding VAT: 450 000 GBP

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

**5) Additional information about lots**

The programme may fluctuate and the Lot excluded altogether.

Lot No: 18

Lot title: Occupation therapy work in Uists and Barra.

**1) Short description**

Installation of showers, ramps, grab rails, stair lifts and the like for the disabled along with all associated work to properties throughout Uists and Barra.

**2) CPV code(s)**

33196200 Devices for the disabled

**3) Quantity or scope**

Yet to be identified.

Estimated value excluding VAT: 150 000 GBP

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

**5) Additional information about lots**

The programme may fluctuate and the Lot may be excluded altogether.

Lot No: 19

Lot title: Energy efficiency works in Lewis and Harris.

**1) Short description**

Installation of solar panels and upgrading of insulation and all associated work to properties throughout Lewis and Harris.

**2) CPV code(s)**

45320000 Insulation work, 09331000 Solar panels

**3) Quantity or scope**

Yet to be identified.

Estimated value excluding VAT: 300 000 GBP

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

**5) Additional information about lots**

The programme may fluctuate and the Lot may be excluded altogether.

Lot No: 20

Lot title: Energy efficiency works in Uists and Barra.

**1) Short description**

The installation of solar panels and upgrading of insulation and all associated work to properties throughout Uists and Barra.

**2) CPV code(s)**

45320000 Insulation work, 09331000 Solar panels

**3)**

### **Quantity or scope**

Yet to be identified.

Estimated value excluding VAT: 100 000 GBP

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

#### **5) Additional information about lots**

The programme may fluctuate and the Lot may be excluded altogether.

## **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**

Performance Guarantee Bond (10% of contract value) may be required

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

Interim payments.

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

Any consortium which is awarded a contract must form a legal entity before entering into the contract or that each member is jointly and severally liable.

#### **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: (1) All candidates will be required to produce a certificate or declaration demonstrating that they are not bankrupt or the subject of an administration order, are not being wound-up, have not granted a trust deed, are not the subject of a petition presented for sequestration of their estate, have not had a receiver, manager or administrator appointed and are not otherwise apparently insolvent.

(2) All candidates will be required to produce a certificate or declaration demonstrating that the candidate, their directors, or any other person who has powers of representation, decision or control of the candidate has not been convicted of conspiracy, corruption, bribery, or money laundering. Failure to provide such a declaration will result in the candidate being declared ineligible and they will not be selected to participate in this procurement process.

(3) All candidates will be required to produce a certificate or declaration demonstrating that they have not been convicted of a criminal offence relating to the conduct of their business or profession.

(4) All candidates will be required to produce a certificate or declaration demonstrating that they have not committed an act of grave misconduct in the course of their business or profession.

(5) All candidates must comply with the requirements of the State in which they are established, regarding registration on the professional or trade register.

(6) Any candidate found to be guilty of serious misrepresentation in providing any information required, may be declared ineligible and not selected to continue with this procurement process.

(7) All candidates will have to demonstrate that they are licensed, or a member of the relevant organisation, in the State where they are established, when the law of that State prohibits the provision of the services, described in this notice, by a person who is not so licensed or who is not a member of the relevant organisation.

(8) All candidates will be required to produce a certificate or declaration demonstrating that they have fulfilled obligations relating to the payment of social security contributions under the law of any part of the United Kingdom or of the relevant State in which the candidate is established

(9) All candidates will be required to produce a certificate or declaration demonstrating that they have fulfilled obligations relating to the payment of taxes under the law of any part of the United Kingdom or of the relevant State in which the economic operator is established.

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

List and brief description of conditions: (1) All candidates will be required to provide a reference from their bank.

(2) All candidates will be required to provide evidence of relevant professional risk indemnity insurance.

(3) All candidates will be required to provide a statement, covering the 3 previous financial years including the overall turnover of the candidate and the turnover in respect of the activities which are of a similar type to the subject matter of this notice.

(4) All candidates will be required to provide statements of accounts or extracts from those accounts relating to their business.

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

List and brief description of conditions:

(1) A statement of the candidate's average annual number of staff and managerial staff over the previous 3 years

(2) Details of the educational and professional qualifications of their managerial staff; and those of the person(s) who would be responsible for providing the services or carrying out the work or works under the contract;

(3) All candidates will be required to provide certification from an independent body attesting conformity to environmental management standards in accordance with the Community Eco-Management and Audit Scheme (EMAS); or the European standard BS EN ISO 14001.

(4) All candidates will be required to provide certification drawn up by an independent body attesting the compliance of the economic operator with quality assurance standards based on the relevant European standards.

(5) A statement of the candidate's technical facilities; measures for ensuring quality; and their study and research facilities;

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

(7) A statement of the technicians or technical services available to the candidate to carry out the work under the contract; or be involved in the production of goods or the provision of services under the contract; particularly those responsible for quality control, whether or not they are independent of the candidate.

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

(9) A list of works carried out over the past 5 years, detailing the value of the consideration received; when and where the work or works were carried out; and whether they were carried out according to the rules of the trade or profession and properly completed.

Minimum level(s) of standards possibly required:

Corgi installer for Gas work.

#### **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 minimum number 6: and Maximum number 10

Objective criteria for choosing the limited number of candidates: The selection process is to select candidates with the requisite technical, organisational and financial ability.

##### **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. Technical experience (based on 3 examples). Weighting 30
2. Technical skills. Weighting 20
3. Technical resources. Weighting 20
4. Financial. Weighting 10
5. Business and Management Procedures etc.. Weighting 20

##### **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**

**Prior information notice**

Notice number in the OJ S: [2014/S 134-239715](#) of 16.7.2014

##### **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**

11.8.2014 - 12:00

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

1.9.2014

#### **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**

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

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

Due to annual leave any initial questions raised will be responded to on 4th August 2014.  
(SC Ref:312093)

The Contractor shall ensure that all contracts with Subcontractors and Suppliers which the Contractor intends to procure following the Commencement Date, and which the Contractor has not, before the date of this Contract, already planned to award to a particular Subcontractor or Supplier, are advertised through the Public Contracts Scotland procurement portal ([www.publiccontractsscotland.gov.uk](http://www.publiccontractsscotland.gov.uk)) and awarded following a fair, open, transparent and competitive process proportionate to the nature and value of the contract.

Under the terms of this contract the successful supplier(s) will be required to deliver Community Benefits in support of the authority's economic and social objectives. Accordingly, contract performance conditions may relate in particular to social and environmental considerations. The Community Benefits included in this contract are:

- (1) Liaison with local schools and engaging pupils in art competitions and the like
- (2) Supporting local events like community fun days
- (3) Local children's input into design of any external landscaping/ community gardens (where appropriate)
- (4) Sponsoring student awards
- (5) Area 'tidy-up' campaigns
- (6) Assisting/ advising schools in their Eco-flag
- (7) Providing raffles to encourage tenant take-up of improvement works
- (8) Contributing materials for local projects
- (9) Coffee mornings, 'meet the contractor' events

The above list is for guidance only.

Contractors are required to provide information on what Community Benefits they have provided and what they intend to provide to HHP should they be successful in winning their tendered Lot.

Community Benefits will be 'scored' within the ITT.

#### **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**

18.7.2014

