

**United Kingdom-Glasgow: Building construction work**

OJ S 128/2019 05/07/2019

**Contract notice****Works****Legal Basis:**

Directive 2014/24/EU

**Section I: Contracting authority**

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**I.1. Name and addresses**

Official name: Turner and Townsend

Postal address: 33 Bothwell Street

Town: Glasgow

NUTS code: UKM82 Glasgow City

Postal code: G2 6NL

Country: United Kingdom

Contact person: Robert Taggart

E-mail: [robert.taggart@turntown.co.uk](mailto:robert.taggart@turntown.co.uk)

Telephone: +44 1412215358

**Internet address(es):**Main address: <http://www.turnerandtownsend.co.uk>Address of the buyer profile: [https://www.publiccontractsscotland.gov.uk/search/Search\\_AuthProfile.aspx?ID=AA14202](https://www.publiccontractsscotland.gov.uk/search/Search_AuthProfile.aspx?ID=AA14202)**I.2. Information about joint procurement**

The contract is awarded by a central purchasing body

**I.3. Communication**The procurement documents are available for unrestricted and full direct access, free of charge, at: [www.publiccontractsscotland.gov.uk](http://www.publiccontractsscotland.gov.uk)

Additional information can be obtained from the abovementioned address

Tenders or requests to participate must be submitted electronically via: [www.publiccontractsscotland.gov.uk](http://www.publiccontractsscotland.gov.uk)**I.4. Type of the contracting authority**

Body governed by public law

**I.5. Main activity**

Housing and community amenities

**Section II: Object**

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**II.1. Scope of the procurement****II.1.1. Title**

Govanhill Housing Association — Major Repairs Framework — Contractors

Reference number: N/A

**II.1.2. Main CPV code**

45210000 Building construction work

### **II.1.3. Type of contract**

Works

### **II.1.4. Short description**

Govanhill Housing Association's Major Repairs Framework is scheduled to be renewed this year and they are seeking to appoint 4 No suitably qualified and experienced contractors to each lot to provide construction services for the implementation and delivery of various projects within this framework.

The projects which Govanhill HA anticipate procuring under this framework include:

- internal refurbishment of flats, either in groups or on a 'one-off basis',
- kitchen renewals either in groups or on a 'one-off' basis,
- bathroom renewals, either in groups or on a 'one-off' basis,
- window replacements,
- common repairs to tenement properties including repairs to external walls, repairs/renewals to roof coverings and rot eradication works.

The duration of this framework is 4 years.

### **II.1.5. Estimated total value**

Value excluding VAT: 20 000 000,00 GBP

### **II.1.6. Information about lots**

This contract is divided into lots: yes

Tenders may be submitted for all lots

## **II.2. Description**

### **II.2.1. Title**

Govanhill Housing Association — Major Repairs Framework — Delivery of Projects up to a Value of 100 000 GBP

Lot No: 1

### **II.2.2. Additional CPV code(s)**

45210000 Building construction work

### **II.2.3. Place of performance**

NUTS code: UKM82 Glasgow City

Main site or place of performance: Govanhill, Glasgow.

### **II.2.4. Description of the procurement**

Construction work up to a value of around 100 000 GBP.

### **II.2.5. Award criteria**

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

### **II.2.6. Estimated value**

### **II.2.7. Duration of the contract, framework agreement or dynamic purchasing system**

Duration in months: 48

This contract is subject to renewal: no

### **II.2.9. Information about the limits on the number of candidates to be invited**

Envisaged number of candidates: 6

#### **II.2.10. Information about variants**

Variants will be accepted: no

#### **II.2.11. Information about options**

Options: no

#### **II.2.13. Information about European Union funds**

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

#### **II.2.14. Additional information**

##### **II.2. Description**

##### **II.2.1. Title**

Govanhill Housing Association — Major Repairs Framework — Delivery of Projects between  
101 000 GBP and 500 000 GBP

Lot No: 2

##### **II.2.2. Additional CPV code(s)**

45210000 Building construction work

##### **II.2.3. Place of performance**

NUTS code: UKM82 Glasgow City

Main site or place of performance: Govanhill, Glasgow

##### **II.2.4. Description of the procurement**

Delivery of projects between 100 000 GBP and 500 000 GBP.

##### **II.2.5. Award criteria**

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

##### **II.2.6. Estimated value**

##### **II.2.7. Duration of the contract, framework agreement or dynamic purchasing system**

Duration in months: 48

This contract is subject to renewal: no

##### **II.2.9. Information about the limits on the number of candidates to be invited**

Envisaged number of candidates: 6

#### **II.2.10. Information about variants**

Variants will be accepted: no

#### **II.2.11. Information about options**

Options: no

#### **II.2.13. Information about European Union funds**

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

#### **II.2.14. Additional information**

##### **II.2. Description**

##### **II.2.1. Title**

**II.2.2. Additional CPV code(s)**

45210000 Building construction work

**II.2.3. Place of performance**

NUTS code: UKM82 Glasgow City

Main site or place of performance: Govanhill, Glasgow.

**II.2.4. Description of the procurement**

Delivery of projects over 500 000 GBP.

**II.2.5. Award criteria**

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

**II.2.6. Estimated value**

**II.2.7. Duration of the contract, framework agreement or dynamic purchasing system**

Duration in months: 48

This contract is subject to renewal: no

**II.2.9. Information about the limits on the number of candidates to be invited**

Envisaged number of candidates: 6

**II.2.10. Information about variants**

Variants will be accepted: no

**II.2.11. Information about options**

Options: no

**II.2.13. Information about European Union funds**

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

**II.2.14. Additional information**

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

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**III.1. Conditions for participation**

**III.1.2. Economic and financial standing**

List and brief description of selection criteria:

Bidders will be required to have a minimum yearly turnover of 750 000 GBP for Lot 1 for the last 3 years; 3 500 000 GBP for Lot 2 for the last 3 years and 10 000 000 GBP for Lot 3 for the last 3 years in the business area covered by the contract.

Where turnover information is not available for the time period requested, the bidder will be required to state the date on which they were set up/started trading.

Bidders will be required to state the value(s) for the following financial ratios:

Ratio 1: The Acid Test — (current assets-stock/current liabilities). A company with an acid test ratio of less than 1 cannot currently pay back its current liabilities. Therefore to pass the acid test ratio the bidder must have a score greater than 1.

Ratio 2: return on capital employed — (profit/capital employed). Return on capital employed or ROCE is used to prove the value the business gains from its assets and liabilities. To pass this question Govanhill HA requires the bidder to score a positive figure/percentage.

Ratio 3: current ratio — (current assets/liabilities). The current ratio is a liquidity ratio that measures a company's ability to pay short-term obligations. To pass this question Govanhill HA requires the bidder to achieve a score greater than 1.

Govanhill HA will consider a pass in any two of the three ratios as an overall pass for this part of the assessment.

It is a requirement of this contract that bidders hold, or can commit to obtain prior to the commencement of any subsequently awarded contract the types and levels of insurance indicated below:

- employer's (compulsory) liability insurance: 10 000 000 GBP for Lots 1, 2 and 3,
- public liability insurance: 5 000 000 GBP for Lots 1, 2 and 3,
- professional indemnity insurance: 5 000 000 GBP for Lot 1 and 10 000 000 GBP for Lots 2 and 3.

Bidders should state how they intend to deliver community benefits in support of the Authority's economic and social objectives.

### **III.2. Conditions related to the contract**

#### **III.2.3. Information about staff responsible for the performance of the contract**

Obligation to indicate the names and professional qualifications of the staff assigned to performing the contract

## **Section IV: Procedure**

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### **IV.1. Description**

#### **IV.1.1. Type of procedure**

Restricted procedure

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

The procurement involves the establishment of a framework agreement  
Framework agreement with several operators

#### **IV.1.8. Information about the Government Procurement Agreement (GPA)**

The procurement is covered by the Government Procurement Agreement: yes

### **IV.2. Administrative information**

#### **IV.2.2. Time limit for receipt of tenders or requests to participate**

Date: 01/08/2019 Local time: 12:00

#### **IV.2.3. Estimated date of dispatch of invitations to tender or to participate to selected candidates**

Date: 30/08/2019

#### **IV.2.4. Languages in which tenders or requests to participate may be submitted**

English

#### **IV.2.6. Minimum time frame during which the tenderer must maintain the tender**

Duration in months: 3 (from the date stated for receipt of tender)

## Section VI: Complementary information

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### VI.1. Information about recurrence

This is a recurrent procurement: no

### VI.2. Information about electronic workflows

Electronic ordering will be used

Electronic invoicing will be accepted

Electronic payment will be used

### VI.3. Additional information

In addition to the electronic submission, 2 No hard copies of the response should be delivered to the following address by the deadline for responses:

FAO Robert Taggart, 33 Bothwell Street, Glasgow, G2 6NL.

The tenderer should declare as part of their submission that no conflict of interest is created by their tendering or being awarded this contract. A 'conflict of interest' includes, but is not limited to, the following examples:

- the bidder organisation exists within the same corporate group as one of the Group's contractors,
- the bidder organisation carries out works/performs services in conjunction with 1 of the Group's contractors,
- a member of the administrative, management or supervisory body of the bidder, or someone who has powers of representation, decision or control over the bidder, holds the same or similar role within one of the Group's contractors,
- a member of the administrative, management or supervisory body of the bidder, or someone who has powers of representation, decision or control over the bidder, is the spouse, partner, child (including adopted child or step child), parent, parent-in-law, grandparent, grandchild or sibling of a Committee or Staff Member or of a governing body member of any other organisation in the Group.

Note: To register your interest in this notice and obtain any additional information please visit the Public Contracts Scotland website at [https://www.publiccontractsscotland.gov.uk/Search/Search\\_Switch.aspx?ID=586646](https://www.publiccontractsscotland.gov.uk/Search/Search_Switch.aspx?ID=586646)

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

A subcontract clause has been included in this contract. For more information see: <http://www.publiccontractsscotland.gov.uk/info/InfoCentre.aspx?ID=2363>

Community benefits are included in this requirement. For more information see: <http://www.publiccontractsscotland.gov.uk/info/InfoCentre.aspx?ID=2361>

A summary of the expected community benefits has been provided as follows:

Details of the Community Benefits proposed will form part of the ITT process. At this stage (Stage 1 — ESPD Stage) bidders should indicate the types of Community Benefits that are likely to be proposed.

(SC Ref:586646)

Download the ESPD document here: [https://www.publiccontractsscotland.gov.uk/ESPD/ESPD\\_Download.aspx?id=586646](https://www.publiccontractsscotland.gov.uk/ESPD/ESPD_Download.aspx?id=586646)

### VI.4. Procedures for review

**VI.4.1. Review body**

Official name: Turner and Townsend

Postal address: 33 Bothwell Street

Town: Glasgow

Postal code: G2 6NL

Country: United Kingdom

Telephone: +44 1412215358

Internet address: <http://www.turnerandtownsend.co.uk>

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

02/07/2019