

**United Kingdom-Edinburgh: Construction work for multi-dwelling buildings and individual houses**

OJ S 180/2014 19/09/2014

Contract notice

Works

Directive 2004/18/EC

**Section I: Contracting authority**

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**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: [stephanie.sutherland@scottishfuturetrust.org.uk](mailto:stephanie.sutherland@scottishfuturetrust.org.uk)

Telephone: +44 1315100800

**Internet address(es):**General address of the contracting authority: <http://www.scottishfuturetrust.org.uk>Address of the buyer profile: [http://www.publiccontractsscotland.gov.uk/search/Search\\_AuthProfile.aspx?ID=AA13383](http://www.publiccontractsscotland.gov.uk/search/Search_AuthProfile.aspx?ID=AA13383)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**

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**

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

National Housing Trust Phase 3 — 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 involves the procurement of a private sector development partner to provide homes for affordable, intermediate rents. The Scottish Futures Trust (SFT) is acting as a central purchasing body for The City of Edinburgh Council. It is intended that SFT and The City of Edinburgh Council will enter into contracts with each successful developer. The completed units which meet the authority's requirements will be purchased by an LLP whose members will be SFT, the local authority and the developer. In each case, 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 will be sold 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=316709](http://www.publiccontractsscotland.gov.uk/Search/Search_Switch.aspx?ID=316709)

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)**

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**

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

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

Please refer to the Information Memorandum and ITT.

#### **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 ITT

#### **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 ITT.

#### **III.1.4. Contract performance conditions**

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

Description of particular conditions: Please refer to the ITT for all relevant conditions.

### **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 ITT for all relevant conditions.

#### **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.

Please refer to the ITT for all relevant conditions.

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

List and brief description of conditions:

As referred to in the ITT for all relevant conditions.

#### **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**

Open

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

##### **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**

14.11.2014 - 12:00

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

##### **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**

Date: 14.11.2014 - 12:00

Place:

Scottish Futures Trust, 11 - 15 Thistle Street, Edinburgh EH2 1DF.

#### **Section VI: Complementary information**

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

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

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

(SC Ref:316709)

##### **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**

16.9.2014