

United Kingdom-Ross-shire: Building construction work
OJ S 147/2019 01/08/2019
Contract notice
Works

Legal Basis:

Directive 2014/24/EU

Section I: Contracting authority

I.1. Name and addresses

Official name: Albyn Housing Society Ltd
Postal address: 98-104 High Street, Invergordon
Town: Ross-shire
NUTS code: UKM6 Highlands and Islands
Postal code: IV18 0DL
Country: United Kingdom
Contact person: Yvonne Simpson
E-mail: yvonne.simpson@albynhousing.org.uk
Telephone: +44 1349852978

Internet address(es):

Main address: www.albynhousing.org.uk
Address of the buyer profile: https://www.publiccontractsscotland.gov.uk/search/Search_AuthProfile.aspx?ID=AA18062

I.3. Communication

The procurement documents are available for unrestricted and full direct access, free of charge, at: 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

I.4. Type of the contracting authority

Other type: Housing

I.5. Main activity

Housing and community amenities

Section II: Object

II.1. Scope of the procurement

II.1.1. Title

Construction of 37 Houses and Infrastructure @ Castlepark, Dingwall Phase 1
Reference number: AHS/AMI 000426

II.1.2. Main CPV code

45210000 Building construction work

II.1.3. Type of contract

Works

II.1.4. Short description

The construction of 37 new social housing units comprising a mix of terraced, semi detached and detached properties.

All associated external works, roads, sewers, water and landscaping.

II.1.5. Estimated total value

Value excluding VAT: 5 180 000,00 GBP

II.1.6. Information about lots

This contract is divided into lots: no

II.2. Description

II.2.2. Additional CPV code(s)

45210000 Building construction work

II.2.3. Place of performance

NUTS code: UKM6 Highlands and Islands

Main site or place of performance: Dingwall, Castlepark.

II.2.4. Description of the procurement

Please see attached minimum requirements document.

II.2.5. Award criteria

Criteria below

Quality criterion - Name: Quality / Weighting: 30

Price - Weighting: 70

II.2.6. Estimated value

Value excluding VAT: 5 180 000,00 GBP

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

Duration in months: 15

This contract is subject to renewal: no

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

Maximum number: 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

III.1. Conditions for participation

III.1.1.

Suitability to pursue the professional activity, including requirements relating to enrolment on professional or trade registers

List and brief description of conditions:

Selection criteria as stated in the procurement documents.

III.1.2. Economic and financial standing

Selection criteria as stated in the procurement documents

III.1.3. Technical and professional ability

Selection criteria as stated in the procurement documents

III.2. Conditions related to the contract

III.2.2. Contract performance conditions

As per the procurement documentation.

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

IV.1. Description

IV.1.1. Type of procedure

Restricted procedure

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

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: 30/08/2019 Local time: 12:00

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

Date: 06/09/2019

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: 4 (from the date stated for receipt of tender)

Section VI: Complementary information

VI.1. Information about recurrence

This is a recurrent procurement: no

VI.3. Additional information

See attached 'Project particulars and minimum requirements'.

Please note a bidders seminar will be held once the shortlist of contractors being invited to tender is in place. This will be just after the issue of tenders.

There may be a potential for further discussion on Castlepark Phase 2 (approx. 37 units) with the successful Phase 1 contractor. This will be based upon the Phase 1 contractor achieving all KPI's set out in the tender documents. The value for Phase 2 is expected to be of a similar level to Phase 1 with the relevant inflation agreed and applied. Please note that as this is dependant on Government funding at the time, is cannot be guaranteed.

We are also looking for the successful contractor to consider some private development on the remaining site available. This could extend from a minimum of 6 to a maximum of 20 plots, depending on the contractors approach. Various options are available for this in terms of land payments. There would be no requirement to provide affordable housing within the designated area.

As stated in the minimum requirements document, please ensure you provide 3 years annual accounts and your latest set of management accounts with your ESPD.

Please also note the expected community benefits requirement with this project.

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=592359

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

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:

Albyn Housing Society aims to combat social exclusion and deprivation by promoting opportunities for training and employment for the long term unemployed. The contractor must be able to demonstrate its intention to integrate trainees and [long term] unemployed persons into the labour market without distinction of sex, marital status, race, ethnic origin or political or religious beliefs.

Albyn Housing Society also specifically wishes to encourage and intends to support the education and training of young people in order that they can be equipped to work successfully in the building and construction industries. The contractor is, therefore, required to recruit and train such young people.

Accordingly, the contractor shall provide Albyn Housing Society with a training and employment method statement detailing how they will aim to achieve and manage the following training and employment objectives during the contract period:

- (a) provide at least 1 (No 1) Modern apprenticeship (MA) place who is obtained from a source agreed by Albyn Housing Society. The placement can be across a range of disciplines to be determined by the successful contractor;
- (b) the application of good equal opportunities recruitment procedures and management practices by the contractor and subcontractors;
- (c) the development of an operating framework to encourage subcontractor compliance in order to achieve these training and employment objectives.

Community benefits should not be limited to apprenticeships and trainee's, we will be looking for an innovative approach to delivering community benefits, for example working with local schools, food banks, local projects, work in kind for local organisations/schools.

(SC Ref:592359)

VI.4. Procedures for review

VI.4.1. Review body

Official name: Albyn Housing Society Ltd

Postal address: 98-104 High Street, Invergordon

Town: Ross-shire

Postal code: IV18 0DL

Country: United Kingdom

Telephone: +44 1349855966

Internet address: www.albynhousing.org.uk

VI.5. Date of dispatch of this notice

30/07/2019