

United Kingdom-Falkirk: Construction work
OJ S 241/2016 14/12/2016
Contract notice
Works

Legal Basis:

Directive 2014/24/EU

Section I: Contracting authority

I.1. Name and addresses

Official name: Forth Valley College
Postal address: Grangemouth Road
Town: Falkirk
NUTS code: UKM26 Falkirk
Postal code: FK2 9AD
Country: United Kingdom
Contact person: Paul Johnstone
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Telephone: +44 1324-403106
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Internet address(es):

Main address: <http://www.forthvalley.ac.uk>
Address of the buyer profile: http://www.publiccontractsscotland.gov.uk/search/Search_AuthProfile.aspx?ID=AA00451

I.3. Communication

The procurement documents are available for unrestricted and full direct access, free of charge, at: <https://www.publictendersscotland.publiccontractsscotland.gov.uk>
Additional information can be obtained from the abovementioned address
Tenders or requests to participate must be submitted electronically via: <https://www.publictendersscotland.publiccontractsscotland.gov.uk>

I.4. Type of the contracting authority

Body governed by public law

I.5. Main activity

Education

Section II: Object

II.1. Scope of the procurement

II.1.1. Title

New Falkirk Campus — Main Design and Build Contractor.
Reference number: NFC-001

II.1.2. Main CPV code

45000000 Construction work

II.1.3.

Type of contract

Works

II.1.4. Short description

Forth Valley College ('the College') is seeking to appoint a single stage Design and Build Main Contractor ('Contractor') who will take on full responsibility for the New Falkirk Campus, including checking and completing the design and constructing the new Campus of approximately 20, 263 m².

The Construction phase is expected to be completed in a 23 month period, up until mid-August 2019, with the occupation of the building by the College no later than October 2019.

II.1.5. Estimated total value

Value excluding VAT: 58 000 000,00 GBP

II.1.6. Information about lots

This contract is divided into lots: no

II.2. Description

II.2.2. Additional CPV code(s)

45200000 Works for complete or part construction and civil engineering work, 45210000 Building construction work, 45214000 Construction work for buildings relating to education and research, 45214300 Construction work for college buildings, 45214310 Vocational college construction work, 45214320 Technical college construction work, 45214500 Construction work for buildings of further education, 45220000 Engineering works and construction works

II.2.3. Place of performance

NUTS code: UKM26 Falkirk

Main site or place of performance: Falkirk.

II.2.4. Description of the procurement

The Full Business Case for the new 20 263 sq.m Falkirk Campus has recently been approved by the Scottish Government with permission secured to proceed to OJEU/ESPD. A redacted version of the Full Business Case has been provided, however Bidders should note that this has been provided for information only, and that due to the design development process some aspects may have been superseded (see Appendix A, i and ii).

The role of the Contactor will be to check the proposed design, before completing the design and carrying out the Works to completion. The client Architect's design will be taken to RIBA Stage 4-, the client Civil and Structural Engineers and client Mechanical and Electrical Engineers designs will be taken to RIBA Stage 3+.

The accommodation will consist of two main blocks with the following:

Academic Teaching/Administrative/Sports block (over 2 floors) containing:

- classrooms
- computer workshops
- science laboratories
- staff workrooms
- refectory
- kitchen
- salon services
- sports facilities
- energy centre
- study places and flexible learning areas

- accessible roof

Practical Teaching block (over one floor of two storey height) containing workshops for:

- gas safety
- plumbing
- renewable and sustainable energy
- carpentry and joinery
- wood machining
- bricklaying
- painting and decoration
- mechanical maintenance
- electrical maintenance
- electrical installation and instrumentation
- welding and fabrication
- chemical engineering and fabrication

External Works will consist of:

- areas of soft and hard landscaping
- planting
- car parking for approximately 618 cars
- lighting
- cctv installation
- access control

The construction of the new Campus will comprise of the following:

Academic Teaching/Administrative/Sports block:

- piled foundations (a proportion of which will be energy piles)
- pile caps and ground beams
- suspended ground floor slab
- pc suspended first floor and roof
- structural steel frame, pc stair units
- external walls of Danish facing brick on sfs internal leaf
- metal windows and curtain walling
- internal partitions of glass
- sliding folding partitioning and plasterboard stud partitioning
- raised access floors to a number of areas
- acoustic ceilings
- fixed FF&E

Practical Teaching block:

- piled foundations (a proportion of which will be energy piles)
- pile caps and ground beams
- suspended ground floor slab
- steel deck roof, structural steel frame
- external metal cladding on sfs internal leaf
- steel framed metal mezzanine floors to some areas
- block internal partitions and plasterboard internal partitioning
- fixed FF&E and workshop machinery

A more detailed description of the project is provided within Section 2 (Specification of Requirements) of the Instructions to Bidders document, and bidders are expected to have read this Section 2 prior to submitting their ESPD responses. The Instructions to Bidders document can be found within Public Contracts Scotland-Tender (PCS-T) and via the following link

<https://www.forthvalley.ac.uk/about-us/media-centre/new-falkirk-campus/>

In summary, the Specification of Requirements includes:

- Introduction to Forth Valley College
- Overview of the Project
- Project Programme
- Environmental Performance
- Design/Build Quality
- Cost
- Funding/Financial
- Role of the Contractor
- Client Team
- Overview of the Design (including Accommodation, Construction, Services)
- Building Information Modelling
- Form of Contract/Contract Performance Conditions
- Project Bank Accounts
- Fair Working Practices
- Modern Slavery Act 2015
- Community Benefits
- Sustainable Procurement

The College is committed to ensuring that we, and our key suppliers and contractors, adopt fair working practices in relation to our workforce in delivery of our services (including throughout the supply chain). In recognition of this, Forth Valley College is proud to be a Living Wage Accredited Employer (see www.livingwage.org.uk). Please refer to the Instruction to Bidders document for more details.

II.2.5. Award criteria

Criteria below

Quality criterion - Name: Quality / Weighting: 60

Cost criterion - Name: Cost / Weighting: 40

II.2.6. Estimated value

Value excluding VAT: 58 000 000,00 GBP

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

Duration in months: 23

This contract is subject to renewal: no

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

Envisaged minimum number: 5
Objective criteria for choosing the limited number of candidates :

This Procurement will be conducted through the use of the Restricted Procedure.

It is critical that bidders read Section III 1.1), III 1.2) and III 1.3) and Section VI.3) of this Contract Notice and the links to the relevant Parts and Sections of the ESPD (Scotland) to understand the requirements of this Contract.

ESPD submissions shall be evaluated in the following way:

— Questions within Part III (all Sections) and Part IV (Sections A, B and D) are minimum standards and will be evaluated on a pass/fail basis.

— Questions within Part IV Section C (Professional and Technical Ability) have been allocated an individual weighting. The individual weightings allocated to each question are as follows:

Q4C.1 — 90 % (Example 1 — 30 %; Example 2 — 30 %; Example 3 — 30 %)

Q4C.4 — 10 %

All questions will be objectively evaluated using the following methodology:

0 — Poor/Unacceptable

- 1 — Satisfactory
- 2 — Good
- 3 — Very Good
- 4 — Excellent

Bidders should note that bespoke definitions of the 0-4 methodology have been created for questions 4C.1 and 4C.4. These definitions are contained within Section 3 of the Instructions to Bidders document and bidders are expected to have understood this prior to submitting their ESPD responses. The Instructions to Bidders document can be found within Public Contracts Scotland-Tender (PCS-T) and via the following link <https://www.forthvalley.ac.uk/about-us/media-centre/new-falkirk-campus/>

Bidders will be allocated a percentage score for each question, from which a total score will be awarded. The five bidders with the highest percentage will be shortlisted and invited to tender stage, subject to 5 bidders meeting the stated minimum requirements.

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

Economic operators may be excluded from this competition if they are in any of the situations referred to in regulation 58 of the Public Contracts (Scotland) Regulations 2015.

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:

This refers to ESPD (Scotland) Part IV.

Question 4A.1:

In the UK this condition is satisfied by registration with Companies House or a declaration on oath that the candidate is carrying on business in the trade in question in the UK at a specific place of business and under a given business name. Where a consortium is proposed, this requirement applies to each member of the consortium. By bidding as a consortium, bidders accept that each member of the consortium will accept joint and several liability for performance of the Contract and, where paragraph 4.4 of the Specification of Requirements in the Instructions to Bidders document applies, parent company guarantees will be required from each member of the consortium guaranteeing the performance of the whole contract.

III.1.2. Economic and financial standing

List and brief description of selection criteria:

This refers to ESPD (Scotland) Part IV, Section B:

Q4B.1: Bidders will be required to have a minimum 'general' yearly turnover of 116 000 000 GBP for each of the last 3 years.

Q4B.2: Bidders will be required to have a minimum 'specific' yearly turnover of 116 000 000 GBP for each of the last 3 years in the business area covered by the contract.

Q4B.5: 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 = 5 000 000 GBP

Public Liability Insurance = 50 000 000 GBP (uncapped)

Professional Indemnity Insurance = 10 000 000 GBP (each and every loss)

Contractors All Risk Insurance = 100 000 000 GBP*

<http://www.hse.gov.uk/pubns/hse40.pdf>

In regards to Contractors All Risk insurance, it should be noted that bidders who are shortlisted to be invited to tender shall be required to include a priced option for Contractors All Risk insurance to the level of 100 000 000 GBP, however the College may at its own discretion opt instead to take out an Owner Controlled Insurance Programme (OCIP).

Q4B.6 Bidders will be required to provide 3 years audited accounts or equivalent when requested at the Request for Documentation stage prior to the confirmation by the College of the shortlisted bidders for ITT.

The College will review the audited financial statements provided by bidders to determine whether bidders are capable of carrying out any subsequent awarded contract. If required, the College shall issue clarification questions to bidders seeking additional information in relation to areas highlighted as part of its review. The College reserves the right to request clarification from any bidder in relation to post balance sheet events and ability to meet ongoing borrowing obligations (if relevant). In the event that analysis of a bidder's financial position determines that additional measures are necessary in order to provide adequate assurance of that bidder's financial strength, that bidder may or may not be required to provide additional guarantees. If such additional measures are not suitable or cannot be provided by the bidder then the College reserves the right to disqualify the bidder.

III.1.3. Technical and professional ability

List and brief description of selection criteria:

Q4C.1 (90 % — each example worth 30 % each)

Bidders, or, where relevant consortium/joint venture members will be required to provide three (3) examples of works carried out in the past five (5) years that demonstrate that they have the relevant experience in delivering works of a similar scale and complexity as described in this Instructions to Bidders and Part II.2.4 of the OJEU Contract Notice.

All answers must detail each of the points contained under Criteria A (please refer to Section 3 of the Instructions to Bidders document for full detail). In addition, answers to each example should also address as many of the questions contained under Criteria B (please refer to Section 3 of the Instructions to Bidders document for full detail) as possible. Higher marks will be awarded to answers which refer to more questions under Criteria B and can also clearly demonstrate relevance in the context of the College's requirements.

Example projects should relate to a single construction, that is a single building not a number of individual buildings within a project, and should be accommodation projects only. Example projects should also (i) have a value of GBP40million or above and (ii) involve learning environments within the Further Education, Higher Education or Secondary Education sectors. Where examples are provided which meet only one of the requirements set out at (i) and (ii) but can demonstrate some relevance in other ways to the requirements described within this Instructions to Bidders document and OJEU Contract Notice, these will be considered in accordance with the scoring methodology set out below.

Note to bidders — please refer to section 3 of the instructions to bidders document for details of the specific criteria that responses must and should address.

Each example should be based upon a different project.

Bidders should provide full contact details of the key client contact for each example provided. The College may at its own discretion, prior to concluding the selection process, contact any references and/or undertake a site visit to certify the accuracy of the information provided.

Q4C.4 — (10 %)

Bidders will be required to demonstrate the relevant supply chain management systems used in similar contracts including but not limited to:

- Approach to the Selection of sub-contractors and supply chain partners, ensuring that they hold the necessary capacity and capability to meet the requirements of the client and contract, including all environmental, social and economic considerations, including legislative and regulatory requirements
- Management of sub-contractors/supply chain partners performance in the delivery of the contract to ensure key programme dates are met, including use of performance management processes such as KPI's and addressing any performance issues
- Dispute Resolution processes in relation to both the client and sub-contractors/supply chain partners
- Prompt Payment of sub-contractors and all supply chain partners, in accordance with relevant legislation
- Approach to encouraging fair working practices within their own organisation and throughout the supply chain

Bidders should provide evidence to support their responses, including details of the client and contract.

Bidders should note that their responses to all questions (including all responses to Q4C.1 and Q4C.4), each response should be limited to 6 sides of A4 using Arial Font 12 point. Answers must be fully legible, if the College team is unable to read responses clearly then they reserve the right to award a lower score to any such response.

III.2. Conditions related to the contract

III.2.2. Contract performance conditions

Form of Contract is SBCC Design and Build 2011 Edition, inc. Amendment No.1, March 2015 (CDM Regulations) with bespoke amendments

The Contract will be amended to require the Contractor to take full design responsibility

No Collateral Warranties will be given by the client team to the Contractor. The Main

Contractor shall provide all collateral warranties to the Client in an agreed form including

Piling, Structural Steelwork, Mechanical, Electrical and Public Health, Installations and Roofing

Where the party to the contract is a subsidiary of a Group of companies, the Parent Company will be required to provide a Parent Company Guarantee.

A Performance Bond will be required

Retention of 3 % of the contract sum will be retained by the College for a period of 23 months, and this will reduce to 1.5 % for the 12 months after.

A 'not to exceed' monthly financial payment drawdown for the Works will be agreed between the College and the Contractor prior to the commencement of 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

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: 30/01/2017 Local time: 17:00

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

Date: 03/04/2017

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

VI.1. Information about recurrence

This is a recurrent procurement: no

VI.3. Additional information

The following information relates to ESPD (Scotland) Part IV Section D (Quality Assurance Schemes and Environmental Management Standards):

Q4D.1: (Quality Assurance Schemes) — The bidder must hold a UKAS (or equivalent) accredited independent third party certificate of compliance in accordance with BS EN ISO 9001 (or equivalent).

Q4D.1: (Health & Safety Procedures) — The bidder must hold a UKAS (or equivalent), accredited independent third party certificate of compliance in accordance with BS OHSAS 18001 (or equivalent) or have, within the last 12 months, successfully met the assessment requirements of a construction-related scheme in registered membership of the Safety Schemes in Procurement (SSIP) forum.

Q4D.2: (Environmental Management Standards) — The Bidder must hold a UKAS (or equivalent) accredited independent third party certificate of compliance with BS EN ISO 14001 (or equivalent) or a valid EMAS (or equivalent) certificate.

Project Bank Accounts:

It is the intention that this project will operate a mandatory Project Bank Account (PBA), a project specific account ring fenced with effective Trust status, for payment of the Contractor and his supply chain. The account shall be opened by the Employer with

The Royal Bank of Scotland under the Banking Services Framework defined at <http://www.gov.scot/Topics/Government/Procurement/directory/pscontractcentgovt/BankingServices> and in addition it is intended that the PBA shall satisfy the minimum requirements for an effectively constituted Trust under Scots law.

— Freedom of information.

Where any bidder considers any information submitted as part of their ESPD submission commercially confidential, they must notify the College prior to the ESPD deadline via PCS-T and the College will provide a template for completion.

— Form of tender.

Shortlisted bidders will be required at ITT stage to submit a signed Form of Tender prior to the award of contract.

The buyer is using PCS-Tender to conduct this PQQ exercise. The Project code is 6744. For more information see: <http://www.publiccontractsscotland.gov.uk/info/InfoCentre.aspx?ID=2343>

The Contracting Authority does not intend to include a sub-contract clause in this contract for the following reason:

Not included for operational reasons relating to the contract

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:

Information regarding the specific Community Benefits which may apply to this Contract will be provided at ITT stage, however Bidders should note the types of Community Benefits that may apply (please note that this is not an exhaustive list):

- Employment and training opportunities for local groups
 - Vocational Training
 - Equality and Diversity initiatives
 - Sub-Contracting opportunities to SME's, third sector and supported businesses
 - Educational Support initiatives
 - Work experience for College Students
- (SC Ref:466370).

VI.4. Procedures for review

VI.4.1. Review body

Official name: Forth Valley College

Postal address: Grangemouth Road

Town: Falkirk

Postal code: FK2 9AD

Country: United Kingdom

Telephone: +44 1324-403106

Fax: +44 1324-403222

Internet address: <http://www.forthvalley.ac.uk>

VI.5. Date of dispatch of this notice

09/12/2016