

United Kingdom-Dumfries: Construction work
OJ S 197/2020 09/10/2020
Contract notice
Works

Legal Basis:

Directive 2014/24/EU

Section I: Contracting authority

I.1. Name and addresses

Official name: Loreburn Housing Association

National registration number: Scottish Charity Number SC029917

Postal address: Huntingdon, 27 Moffat Road

Town: Dumfries

NUTS code: UKM92 Dumfries & Galloway

Postal code: DG1 1NN

Country: United Kingdom

Contact person: Graham Robertson

E-mail: GrahamR@loreburn.org.uk

Telephone: +44 1387321300

Internet address(es):

Main address: <http://www.loreburn.org.uk/>

Address of the buyer profile: https://www.publiccontractsscotland.gov.uk/search/Search_AuthProfile.aspx?ID=AA14442

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

Additional information can be obtained from the abovementioned address

Tenders or requests to participate must be submitted electronically via: www.publiccontractsscotland.gov.uk

Electronic communication requires the use of tools and devices that are not generally available. Unrestricted and full direct access to these tools and devices is possible, free of charge, at: 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

II.1. Scope of the procurement

II.1.1. Title

II.1.2. Main CPV code

45000000 Construction work

II.1.3. Type of contract

Works

II.1.4. Short description

Contractor required Fully Certified Passivhaus or Passivhaus Specification (Low Energy Building) Construction Services initially on proposed new build housing developments on four sites situated in Dumfries and Galloway.

II.1.5. Estimated total value

Value excluding VAT: 40 000 000,00 GBP

II.1.6. Information about lots

This contract is divided into lots: no

II.2. Description

II.2.2. Additional CPV code(s)

45000000 Construction work, 45210000 Building construction work, 45211300 Houses construction work, 45211000 Construction work for multi-dwelling buildings and individual houses, 45211100 Construction work for houses

II.2.3. Place of performance

NUTS code: UKM92 Dumfries & Galloway
Main site or place of performance: Dumfries.

II.2.4. Description of the procurement

Fully Certified Passivhaus or Passivhaus Specification (Low Energy Building) Construction Services Including, but not limited to: Proposed Full construction of Passivhaus (or equivalent Low-energy house) new build housing developments. This may also include non-domestic premises.

Murtholm, Langholm – up to 100 x units. Phased development that includes 35 x Extra Care Housing units + ancillary buildings along with up to 65 x General Needs housing units
Selkirk Road, Moffat – Up to 70 units. Two phase development of 31 x Extra Care Housing units along with common area/staff base + up to 44 x General Needs housing units
Rosebank Farm – Dumfries — up to 18 x units. General Needs housing
Station Road, Dalbeattie – up to 16 x units. General Needs housing
Further projects may become optional in the future.

Bidders should note that full a construction package is required including, but not limited to: Ground works, road infrastructure, drainage, services, landscaping, fencing, house building.

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

Value excluding VAT: 40 000 000,00 GBP

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

Duration in months: 36

This contract is subject to renewal: yes

Description of renewals:

12 month extension solely at the discretion of Loreburn HA.

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

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

Part III. and Section B of Part IV Will be scored on a pass/fail basis, Section C of Part IV of the ESPD will be scored as follows.

Assessment Score Interpretation

Excellent 5 Excellent level of relevant information with no information missing. Excellent level of confidence in the robustness of the answer to the question with no reservations. Excellent prospect of delivering on stated outcomes and adding value and efficiencies with no reservations. Overall excellent answer which gives no cause for concern.

Good 4 Very good level of relevant information provided with little information missing. Very good level of confidence in the robustness of the answer to the question with few reservations. Very good chance of delivering the outputs stated and delivering efficiencies. Overall a very good response which gives little cause for concern.

Satisfactory 3 Satisfactory level of relevant information provided. Reasonable level of confidence in the robustness of the answer to the question. Answer will deliver the outputs stated but some reservations. Overall a reasonable response but which raises some concerns.

Poor 2 Poor information provided below level expected. Some confidence in the robustness of the answer to the question. Answer has a chance of delivering the outputs stated. Overall a poor response which raises some concerns.

Unsatisfactory 1 Unsatisfactory little relevant information provided. Very little confidence in the robustness of the answer to the question. Answer has very little prospect of delivering the outputs stated. Overall an unsatisfactory response which causes significant degree of concern.

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

Bidders not compliant with Regulation 58 of the Public Contracts (Scotland) Regulations 2015 may be excluded from participation

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:

Bidders are required to be regulated and/or authorised (as appropriate) to practice by the relevant professional regulatory body or bodies in the discipline(s) in which they practice.

III.1.2. Economic and financial standing

List and brief description of selection criteria:

The bidder should provide its ('general') yearly turnover for the number of financial years specified in the relevant contract notice:

It is required that bidders would have a minimum yearly turnover of: 10M

Bidders who cannot meet the required level of turnover may be excluded from this tender.

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

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:

4B.5.1a: Professional risk indemnity: GBP 10 million

4B.5.1b: Employer's (compulsory) liability: GBP 10 million

4B.5.2: Public liability: GBP 10 million

4B.5.2: Contractors all risks: GBP 5 million.

III.1.3. Technical and professional ability

List and brief description of selection criteria:

With reference to ESPD Question 4C.1

The bidder is required to provide 3 examples that demonstrate they have the relevant experience to deliver the service. Examples must be from within the last 5 years.

For each example, bidders should provide:

Client details, including contact, address, telephone number and email

A description of the works including key issues and problems encountered and how you overcome them.

Contract values — tendered value and actual final value, with explanation of difference

Start and completion dates, detailing any variations

Completion Certificates

In addition, please attach referees for the examples used in this question. Please note referees will be contacted. If Bidder's do not provide 3 examples of experience or references, or the list of contracts and referees, this will be a non-compliant request to participate and the submission will be excluded from participation in the tender.

Bidders should provide a maximum of 4 single sided, A4 pages per example.

This is a scored question with a weighting of 45 %

ESPD Question 4C.6.1: This is a scored question with a weighting of 15 %. Response should be a maximum of 2 single sided, A4 page

ESPD Question 4C.7: This is a scored question with a weighting of 10 %.

ESPD Question 4C.8.1: This is a scored question with a weighting of 10 %

ESPD Question 4C.8.2: This is a scored question with a weighting of 10 %

ESPD Question 4C.9: This is a scored question with a weighting of 10 %

Minimum level(s) of standards possibly required:

ESPD Question 4D.1: Quality Management Procedures

Bidders must hold a current UKAS (or equivalent) accredited independent third party certificate of compliance in accordance with BS EN ISO 9001 (or equivalent).

ESPD Question 4D.2: Environmental Management

Bidders must hold a current UKAS (or equivalent) accredited independent third party certificate of compliance in accordance with BS EN ISO 14001 (or equivalent).

Additionally, the bidder must hold a UKAS (or equivalent) accredited independent third party certificate of compliance in accordance with OHSAS 18001 / ISO 45001 or equivalent or within the last 12 months have successfully met the assessment requirements of a construction related scheme in registered membership of the safety scheme in procurement (SSIP) forum. Copies of Certificates to be included within the submission.

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

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 a single operator

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.2.1. Previous publication concerning this procedure

Notice number in the OJ S: [2020/S 143-352941](#)

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

Date: 09/11/2020 Local time: 12:00

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

Date: 26/11/2020

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.2. Information about electronic workflows

Electronic ordering will be used

Electronic invoicing will be accepted

Electronic payment will be used

VI.3. Additional information

The buyer has indicated that it will accept electronic response 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. Mandatory 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 required community benefits has been provided within the ITT.

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

Note: to register your interest in this notice and obtain any additional information please visit the Public Contracts Scotland Web Site at https://www.publiccontractsscotland.gov.uk/Search/Search_Switch.aspx?ID=605064

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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:

Loreburn Housing Association is committed to leveraging all of its activity to promote inclusive growth and benefits for all of our communities. To this end, the Association wishes to collaborate with suppliers to achieve and implement robust, proportionate and relevant Community Benefits in relation to combating social exclusion and deprivation by promoting opportunities for training and employment for the long term unemployed within the Loreburn Housing Association geographical area.

The Contractor must be able to demonstrate its intention to integrate trainees and long term unemployed persons into the labour market without distinction of age, disability, gender reassignment, race, religion or belief, sex, sexual orientation, marriage and civil partnership and pregnancy and maternity.

Loreburn Housing Association 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 Industry. The contractor is, therefore, required to recruit and train such young people.

Accordingly, the supplier as part of the tender submission shall provide the association with a training method statement, detailing how they will aim to achieve and manage the training and employment objectives during the contract period:

Tenderers who are unable to comply fully may be rejected.

Every vacancy relating to the framework be it with the contractor or those with sub-contractors, is to be advertised locally.

(SC Ref:605064)

VI.4. Procedures for review

VI.4.1. Review body

Official name: Dumfries Sheriff and Justice of the Peace Court

Postal address: Sheriff Court House, Buccleuch Street

Town: Dumfries

Postal code: DG1 2AN

Country: United Kingdom

E-mail: dumfries@scotcourts.gov.uk

Telephone: +44 1387262334

Internet address: <https://www.scotcourts.gov.uk/the-courts/court-locations/dumfries-sheriff-court-and-justice-of-the-peace-court>

VI.5. Date of dispatch of this notice

05/10/2020