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Tender

Main Contractor for LARIF 2a Animal Holding Facilities Relocation

University Of Edinburgh

F02: Contract notice

Notice identifier: 2025/S 000-005074

Procurement identifier (OCID): ocds-h6vhtk-04df0e

Published 14 February 2025, 10:11am

Section I: Contracting authority

I.1) Name and addresses

University Of Edinburgh

Charles Stewart House, 9-16 Chambers Street

Edinburgh

EH1 1HT

Contact

James Clarke

Email

jclarke5@ed.ac.uk

Country

United Kingdom

NUTS code

UKM75 - Edinburgh, City of

Internet address(es)

Main address

<http://www.ed.ac.uk>

Buyer's address

https://www.publiccontractsscotland.gov.uk/search/Search_AuthProfile.aspx?ID=AA00107

I.3) Communication

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

<https://www.publictendersscotland.publiccontractsscotland.gov.uk/esop/pts-host/public/pts/web/login.html>

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

<https://www.publictendersscotland.publiccontractsscotland.gov.uk/esop/pts-host/public/pts/web/login.html>

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

<https://www.publictendersscotland.publiccontractsscotland.gov.uk/esop/pts-host/public/pts/web/login.html>

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

Main Contractor for LARIF 2a Animal Holding Facilities Relocation

Reference number

EC1044

II.1.2) Main CPV code

- 45000000 - Construction work

II.1.3) Type of contract

Works

II.1.4) Short description

The University of Edinburgh will very shortly be going out to tender via a Restricted Procedure to engage a suitably qualified, resourced and experienced organisation as Main Contractor to undertake the construction of the LARIF Phase 2a project.

II.1.5) Estimated total value

Value excluding VAT: £2,000,000

II.1.6) Information about lots

This contract is divided into lots: No

II.2) Description

II.2.2) Additional CPV code(s)

- 45213240 - Agricultural buildings construction work

II.2.3) Place of performance

NUTS codes

- UKM75 - Edinburgh, City of

II.2.4) Description of the procurement

The University of Edinburgh has a requirement to establish contracting arrangements for a Main Contractor to undertake the construction of the LARIF Phase 2a project.

Large Animal Research Imaging Facility (LARIF) Phase 2a will be an animal holding building as part of LARIF of the University of Edinburgh, adjacent to the existing LARIF building at the Easter Bush campus. It consists of a single animal shed of steel structure, incorporating animal pens and staff amenities, finished with external walls, MEP services, FF&E and the internal fitout. The scope also includes the delivery of the drainage connection, external landscaping, and access road.

It is proposed this procurement will be conducted through the use of the Restricted Procedure. The evaluation process shall be as follows.

Stage 1 - Pre-Qualification via the submission of the completed SPD (Scotland).

Bidders must pass the minimum standards (pass/fail) sections of the SPD (Scotland). These can be found within the qualification envelope of PCS-T. Statements detailing the specific requirements can be found within Section III 1.1 & 1.2 and Section VI (VI.3) of the Contract Notice.

Bidders must complete the technical envelope in PCS-T. Specific statements detailing the requirement can be found within Section III 1.3 of the Contract Notice.

SPD Technical Envelope Scores shall be allocated based on the total percentage achieved by the response out of the maximum possible percentage. This takes into account the score out of 4 and the weighting allocated to individual questions. For example, if a question is weighted 10% and your submission scores 3 points out of 4 for that question then you will receive 7.5% out of a possible 10%.

A 50% minimum threshold will apply, whereby only bidders achieving a total score greater or equal to 50% for their responses to the SPD scored questions will be considered for shortlisting. The top five Bidders based on the scored questions will be invited to submit a bid in response to the subsequent Invitation to Tender (ITT).

Stage 2 - Invitation to Tender (ITT).

The University will evaluate all shortlisted bidders' ITT submissions via undertaking a Technical and Commercial evaluation.

The ITT will be weighted at 50% Technical and 50% Commercial. The weightings of each technical question will be detailed within the ITT.

Technical Scores shall be allocated based on the total percentage achieved by the response out of the maximum possible percentage. This takes into account the score out of 4 and the weighting allocated to individual questions. For example, if a question is weighted 10% and your submission scores 3 points out of 4 for that question then you will receive 7.5% out of a possible 10%.

For the Commercial evaluation, the Bidder who submits the lowest-cost bid will be awarded the maximum score (50) and others will be awarded a pro rata score in relation to the lowest bid.

The technical and commercial scores will then be combined to give each bidder an overall total score and to calculate the winning bidder.

II.2.5) Award criteria

Quality criterion - Name: Quality / Weighting: 50

Price - Weighting: 50

II.2.6) Estimated value

Value excluding VAT: £2,000,000

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

Duration in months

8

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: 5

Objective criteria for choosing the limited number of candidates:

As detailed within this notice and our SPD documentation.

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

SPD 4D.1 applies - see section VI (VI.3) of this notice and the SPD documentation for full information.

Section III. Legal, economic, financial and technical information

III.1) Conditions for participation

III.1.2) Economic and financial standing

Minimum level(s) of standards possibly required

SPD Statement 4B.1.1

Bidders will be required to have a “general” yearly turnover threshold value of 4,000,000 GBP for the last three years prior to the date of proposed contract award.

SPD Statement 4B.5.1

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:

Note: There is no requirement for separate product liability insurance as the monetary value detailed against public liability insurance is inclusive of both types of insurance.

Employer's (Compulsory) Liability Insurance =

10 million GBP

Public Liability Insurance = 10 million GBP

Professional Indemnity Insurance = 2 million GBP

III.1.3) Technical and professional ability

List and brief description of selection criteria

SPD Reference 4C.1

Provide information for 2 relevant construction projects that your organisation has been the Main Contractor for in the past 5 years, which are at least over 1.5M GBP in value, that demonstrate your organisation has the relevant experience in delivering works of a comparative nature, similar scale and complexity as described in the project description (i.e. construction of a steel structure shed for agricultural / industrial purposes; countryside location of the city; and working on a rural site with operational animal / agricultural / campus / research facilities in close proximity).

Your response should include as a minimum:

Description of the project.

Initial & final construction value.

Initial & final contract start and completion dates.

Location (incl. whether city centre or countryside/rural).

Name & address of the client contact to provide the University with a reference.

Coloured images of the interior & exterior.

Contract type.

Any partners or sub-contractors who were used to deliver the project.

NOTE: If you are unable to provide any examples, please explain why you cannot provide examples.

NOTE: Please also include the name of each Customer Organisation along with their contact details i.e. Name, Telephone Number, email address to provide the University with a reference.

Your examples must be from within the last 5 years. They do not need to be fully complete but if they are not finished must be no more than two months from practical completion.

Responses to be a maximum of 2 A4 pages of text excluding images per project example. Weighting of 70% overall (Each example provided in response to question 4C.1. is worth 35%).

SPD Reference 4C.3

Describe your quality control procedures for managing: (i) quality of construction; (ii) communication with University stakeholders and neighbours; (iii) the management of the handover process and post-construction issues; and (iv) health and safety management procedures, including how you ensure compliance with relevant legislation, manage risks on-site. Also provide details of any enforcement notices, prosecutions, or improvement notices received in the last five years, including how these have been managed and any lessons learned.

Responses to be a maximum of 1 A4 page of text. Weighting of 15%.

SPD Reference 4C.4

Describe the team management processes that your organisation currently utilises in managing construction phases outlining: senior management input and client reporting; selection and co-ordination of your sub-contractors and; dispute resolution. Please also include details of the systems your organisation has in place to pay sub-contractors promptly and effectively.

Responses to be a maximum of 1 A4 page of text. Weighting of 15%.

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.1.8) 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

18 March 2025

Local time

12:00pm

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

3 April 2025

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

SPD 4D.1 applies - statements below.

SPD 4D.1 1st Statement

Quality Management and Health and Safety Procedures. The bidder must hold a UKAS (or equivalent) accredited independent third-party certificate of compliance in accordance with BS EN ISO 9001 (or equivalent).

If the bidder does not hold UKAS (or equivalent) accredited independent third-party certificate of compliance in accordance with BS EN ISO 9001 (or equivalent), then the bidder must have the following:

A documented policy and procedures regarding quality management. The policy must set out responsibilities for quality management demonstrating that the bidder has and continues to implement a quality management policy that is authorised by their Chief Executive, or equivalent, and is periodically reviewed at a senior management level. The policy must be relevant to the nature and scale of the work to be undertaken and set out responsibilities for quality management throughout the organisation.

SPD 4D.1 2nd Statement

Quality Management and Health and 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.

If the bidder does not hold 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 then the bidder have the following:

A regularly reviewed and documented policy and procedures for Health and Safety (H&S) management, endorsed by the Chief Executive Officer, or equivalent. The policy must be

relevant to the nature and scale of the work and set out responsibilities for H&S management at all levels within the organisation. The policy must be relevant to the nature and scale of your operations and set out your company's responsibilities of health and safety management and compliance with legislation.

Note - Organisations with fewer than five employees are not required by law to have a documented policy statement.

The buyer is using PCS-Tender to conduct this PQQ exercise. The Project code is 6569. For more information see:

<http://www.publiccontractsscotland.gov.uk/info/InfoCentre.aspx?ID=2343>

A sub-contract 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:

<https://www.gov.scot/policies/public-sector-procurement/community-benefits-in-procurement/>

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

Refer to ITT documentation for information on Community Benefit Requirements.

(SC Ref:790606)

VI.4) Procedures for review

VI.4.1) Review body

Edinburgh Sheriff Court & Justice of the Peace Court

Edinburgh Sheriff Court, 27 Chambers Street

Edinburgh

EH1 1LB

Country

United Kingdom