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Contract

## **Blackwater Housing Development**

Tighean Innse Gall

F03: Contract award notice

Notice identifier: 2024/S 000-007279

Procurement identifier (OCID): ocds-h6vhtk-02b203

Published 7 March 2024, 8:52am

### **Section I: Contracting authority**

#### **I.1) Name and addresses**

Tighean Innse Gall

13-15 Francis Street, Stornoway

Isle of Lewis

HS1 2NB

#### **Email**

[matthew.hebditch@tighean.co.uk](mailto:matthew.hebditch@tighean.co.uk)

#### **Telephone**

+44 1851706121

#### **Country**

United Kingdom

#### **NUTS code**

UKM64 - Na h-Eileanan Siar (Western Isles)

**Internet address(es)**

Main address

[www.tighean.co.uk](http://www.tighean.co.uk)

Buyer's address

[https://www.publiccontractsscotland.gov.uk/search/Search\\_AuthProfile.aspx?ID=AA24663](https://www.publiccontractsscotland.gov.uk/search/Search_AuthProfile.aspx?ID=AA24663)

**I.2) Information about joint procurement**

The contract is awarded by a central purchasing body

**I.4) Type of the contracting authority**

Body governed by public law

**I.5) Main activity**

Housing and community amenities

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## **Section II: Object**

### **II.1) Scope of the procurement**

#### **II.1.1) Title**

Blackwater Housing Development

#### **II.1.2) Main CPV code**

- 45000000 - Construction work

#### **II.1.3) Type of contract**

Works

#### **II.1.4) Short description**

1.1 Tenderers are invited to Tender for the provision of Principal Contractor to provide Design and Build (D&B) services for the delivery of the Blackwater 72 house development in Newmarket on the Isle of Lewis. The appointed contractor must utilise the existing planning permission (ref 19/00554 2nd October 2020) for the site.

#### **II.1.6) Information about lots**

This contract is divided into lots: No

#### **II.1.7) Total value of the procurement (excluding VAT)**

Value excluding VAT: £13,329,500

### **II.2) Description**

#### **II.2.3) Place of performance**

NUTS codes

- UKM64 - Na h-Eileanan Siar (Western Isles)

Main site or place of performance

Newmarket, Isle of Lewis

#### **II.2.4) Description of the procurement**

Single stage procurement. Assessed using a quality/price ratio of 40% quality and 60%

price.

### **II.2.5) Award criteria**

Quality criterion - Name: Accounts / Weighting: 6

Quality criterion - Name: Methodology / Weighting: 9

Quality criterion - Name: Challenges / Weighting: 7

Quality criterion - Name: Design / Weighting: 5

Quality criterion - Name: Community Benefit / Weighting: 6

Quality criterion - Name: Proposed Delivery / Weighting: 8

Quality criterion - Name: Previous Experience / Weighting: 5

Quality criterion - Name: Risk Analysis / Weighting: 8

Quality criterion - Name: Programme / Weighting: 6

Price - Weighting: 40

### **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

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## **Section IV. Procedure**

### **IV.1) Description**

#### **IV.1.1) Type of procedure**

Open 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.2.1) Previous publication concerning this procedure**

Notice number: [2021/S 000-010898](#)

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## **Section V. Award of contract**

A contract/lot is awarded: Yes

### **V.2) Award of contract**

#### **V.2.1) Date of conclusion of the contract**

31 March 2022

#### **V.2.2) Information about tenders**

Number of tenders received: 2

Number of tenders received from SMEs: 0

Number of tenders received from tenderers from other EU Member States: 2

Number of tenders received from tenderers from non-EU Member States: 0

Number of tenders received by electronic means: 2

The contract has been awarded to a group of economic operators: No

#### **V.2.3) Name and address of the contractor**

Calmax Construction Limited

1 Blackwater, Newmarket

Isle of Lewis

HS2 0EE

Telephone

+44 1851700007

Country

United Kingdom

NUTS code

- UKM64 - Na h-Eileanan Siar (Western Isles)

The contractor is an SME

No

#### **V.2.4) Information on value of contract/lot (excluding VAT)**

Total value of the contract/lot: £13,329,500

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## **Section VI. Complementary information**

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

HHP require suitably qualified and experienced contractors to provide Design and Build (D&B) services for the phased delivery of the Blackwater Housing Development, Newmarket, Isle of Lewis, for which detailed planning approval was granted on 2nd October 2020, ref 19/00554. The contractor's design and build proposal must include for 72 number various HHP standard house types as shown on the approved planning drawings, together with associated roads and parking within the site, connecting road to the existing Glean Dubh housing scheme with associated parking, street lighting, drainage, SUDS basin, utilities, site services, footpaths, site works, bus laybys, pedestrian footpath through the playpark connecting to the bus stop at Bridge Cottages, replacement footbridge within the playpark, replacement fencing along the South perimeter of the playpark, pedestrian road crossing at Bridge Cottages (the requirements for this should be

agreed with CNES Roads Department), landscaping, viewing platform and the peat restoration works to the north of the site all as shown on the approved drawings and noted on the Schedule of Conditions accompanying the planning approval. The contractor's proposal must also include for all other development costs, including statutory and professional fees.

Standard house type superstructure drawings are provided as part of the tendering package. It is the responsibility of the Contractor to design appropriate substructures to suit each house type, to design suitable mechanical and electrical equipment within each of the properties in accordance with HHP's specification and to obtain a building warrant for the development that meets the requirements of the existing planning permission. No substantial alterations to house type designs will be accepted.

(SC Ref:760267)

## **VI.4) Procedures for review**

### **VI.4.1) Review body**

Hebridean Housing Partnership

Gleann Seileach Business Park, Willowglen Road

Stornoway

HS1 2QP UK

Country

United Kingdom