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Tender

Cnoc Soilleir Phase 2 Construction Contract

Cnoc Soilleir Ltd

F02: Contract notice

Notice identifier: 2024/S 000-009374

Procurement identifier (OCID): ocds-h6vhtk-044bb6

Published 22 March 2024, 12:32pm

The closing date and time has been changed to:

10 May 2024, 12:00pm

See the [change notice](#).

Section I: Contracting authority

I.1) Name and addresses

Cnoc Soilleir Ltd

Cnoc Soilleir, Daliburgh

Isle of South Uist

HS8 5SS

Contact

catherine yeatman

Email

catherine@cnocsoilleir.org

Telephone

+44 1851770700

Country

United Kingdom

NUTS code

UKM6 - Highlands and Islands

Internet address(es)

Main address

www.cnocsoilleir.org

Buyer's address

https://www.publiccontractsscotland.gov.uk/search/Search_AuthProfile.aspx?ID=AA30644

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 above-mentioned address

Tenders or requests to participate must be submitted electronically via

www.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

Cnoc Soilleir Phase 2 Construction Contract

Reference number

CS/2

II.1.2) Main CPV code

- 45210000 - Building construction work

II.1.3) Type of contract

Works

II.1.4) Short description

Construction of phase 2 of a new 2 storey Centre for Music, Dance and Gaidhlig

Culture comprising steel portal frame with render clad external walls, concrete slab, reclaimed

slate roofs, formation of new parking and external drainage together with all associated plumbing,

heating, electrical works, services, etc. to Passivhaus standard. This contract is an extension to an existing building completed in 2022 which will be in occupation during this contract. The project is funded from public funding. GBP5.75 million is secured, with ongoing discussions to secure the balance required.

II.1.5) Estimated total value

Value excluding VAT: £6,000,000

II.1.6) Information about lots

This contract is divided into lots: No

II.2) Description

II.2.3) Place of performance

NUTS codes

- UKM6 - Highlands and Islands

Main site or place of performance

Daliburgh, Isle of South Uist, Western Isles, Scotland

II.2.4) Description of the procurement

The contract:

(a) SBCC Standard Building Contract With Quantities for use in Scotland

(SBC/Q/Scot), 2011 Edition, incorporating amendment 1, March 2015 and JCT New Rules of

Measurement Update, August 2012

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: £6,000,000

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

Duration in months

16

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

The project is subject to finalisation of public funding prior to commencing to contract.

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

Included in SPD Scotland Module

III.1.2) Economic and financial standing

List and brief description of selection criteria

Included in SPD Scotland Module

III.1.3) Technical and professional ability

List and brief description of selection criteria

Included in SPD Scotland Module

III.2) Conditions related to the contract

III.2.2) Contract performance conditions

Included in SPD Scotland Module

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

Competitive procedure with negotiation

IV.1.5) Information about negotiation

The contracting authority reserves the right to award the contract on the basis of the initial

tenders without conducting negotiations

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

Originally published as:

Date

3 May 2024

Local time

12:00pm

Changed to:

Date

10 May 2024

Local time

12:00pm

See the [change notice](#).

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

3 May 2024

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

2. Tender Documents:

Due to file size restrictions on PCS, the full list of tender documents including Bills of Quantities, Drawings, Specifications, Schedules is available to download from a secure web-based site. For access to the download, please email:

catherine@cnocsoilleir.org, or designteam@johnrenshawarchitects.co.uk.

The contractor is responsible to check that they have received all the relevant documents including those only available on the separate download. The tender documents are listed in the preliminaries.

A selection of Documents relating directly to the tender returns via PCS have been uploaded to PCS, these are also available on the above download of all the documents.

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=732141.

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.

The Contracting Authority does not intend to include a sub-contract clause as part of community benefits (as per Section 25 of the Procurement Reform (Scotland) Act 2014) in this contract for the following reason:

The Form of Contract proposed includes all subcontracts as Domestic Subcontracts

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:

This is a significant project in a remote rural location and the anticipation is that any contractor who is appointed will either have established links within the community or as part of the construction and to be cost effective will need to make use of local resources, supplies and labour. The completed building has a strong community focus.

Clause 4C1.2 in SPD:

Cnoc Soilleir are interested to know how their selected contractor would maximise the use of local workforce, contractors and supply chain, and any community benefit arising from the project. Please describe how you would achieve this and any community benefit you would provide, using examples from past projects to support your answer. Max 1000 words

(SC Ref:732141)

Download the ESPD document here:

https://www.publiccontractsscotland.gov.uk/ESPD/ESPD_Download.aspx?id=732141

VI.4) Procedures for review

VI.4.1) Review body

Lochmaddy Sheriff Court

Sheriff Court House, Lochmaddy, Isle of North Uist, HS6 5AE

Lochmaddy

HS65AE

Email

lochmaddy@scotcourts.gov.uk

Telephone

+44 1478612191

Country

United Kingdom