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Tender

2024/25 043 Ainess, Dalmore Phase 7

Albyn Housing Society Limited

F02: Contract notice

Notice identifier: 2025/S 000-009427

Procurement identifier (OCID): ocds-h6vhtk-04ed46

Published 14 March 2025, 12:49pm

The closing date and time has been changed to:

21 May 2025, 12:00pm

See the [change notice](#).

Section I: Contracting authority

I.1) Name and addresses

Albyn Housing Society Limited

98-104 High Street, Invergordon

Ross-shire

IV18 0DL

Email

development@albynhousing.org.uk

Telephone

+44 01349855966

Country

United Kingdom

NUTS code

UKM6 - Highlands and Islands

Internet address(es)

Main address

www.albynhousing.org.uk

Buyer's address

https://www.publiccontractsscotland.gov.uk/search/Search_AuthProfile.aspx?ID=AA18062

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

Other type

Registered Social Landlord

I.5) Main activity

Housing and community amenities

Section II: Object

II.1) Scope of the procurement

II.1.1) Title

2024/25 043 Alness, Dalmore Phase 7

Reference number

2024/25 043

II.1.2) Main CPV code

- 45211000 - Construction work for multi-dwelling buildings and individual houses

II.1.3) Type of contract

Works

II.1.4) Short description

Construction of a new 36 unit Housing Development with associated roads, footpaths, drainage and external services.

II.1.5) Estimated total value

Value excluding VAT: £7,200,000

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

Between Hugh Mackenzie Avenue and David Ross Street, Dalmore, Alness

II.2.4) Description of the procurement

Procurement is for the full construction contract. And will be judged on price/quality criteria. Full information has been included within the tender documentation.

II.2.5) Award criteria

Quality criterion - Name: Programme / Weighting: 10

Quality criterion - Name: Construction / Weighting: 15

Quality criterion - Name: Contractors Team / Weighting: 10

Quality criterion - Name: Community Benefits / Weighting: 5

Price - Weighting: 60

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

Duration in months

18

This contract is subject to renewal

No

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

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

Relevant selection criteria is included in the SPD module attached

III.1.2) Economic and financial standing

List and brief description of selection criteria

Relevant selection criteria is included in the SPD module attached

And procurement documents

III.1.3) Technical and professional ability

List and brief description of selection criteria

Relevant selection criteria is included in the SPD module attached

III.2) Conditions related to the contract

III.2.2) Contract performance conditions

Relevant selection criteria is included in the SPD module attached

And procurement documents

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

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

Originally published as:

Date

23 April 2025

Local time

12:00pm

Changed to:

Date

21 May 2025

Local time

12:00pm

See the [change notice](#).

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: 2 (from the date stated for receipt of tender)

IV.2.7) Conditions for opening of tenders

Date

23 April 2025

Local time

12:30pm

Place

PCS

Information about authorised persons and opening procedure

2 authorised persons to open locked PCS file.

Information will then be sent to QS for review

Section VI. Complementary information

VI.1) Information about recurrence

This is a recurrent procurement: No

VI.2) Information about electronic workflows

Electronic invoicing will be accepted

Electronic payment will be used

VI.3) Additional information

The Architects and Engineers drawings can be downloaded from the KLMP sharepoint

A link has been included in the attached file Architects and Civil engineers drawings.

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=791529.

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.

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:

Albyn Housing Society aims to combat social exclusion and deprivation by promoting opportunities for training and employment for the long term unemployed. The Contractor must be able to demonstrate its intention to integrate trainees and [long term] unemployed persons into the labour market without distinction of sex, marital status, race, ethnic origin or political or religious beliefs.

Albyn Housing Society 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 and Construction Industries. The contractor is, therefore, required to recruit and train such young people.

The construction industry adds immense value to our communities. Community Benefit is a means by which the industry can raise its profile in a positive way by adding additional value to the community in which the development is happening.

We are seeking innovative approaches for community benefit, however the table included in the information gives examples of the types of community benefit that can be considered.

In general terms, for every 1,000,000GBP of construction value we are looking for 20 points of community benefit to be delivered for this development.

The Contractor is free to add in other activities that are not listed.

The Contractor is required to complete for the development a Community Benefit Plan, showing how his approach to community benefits will be achieved on a month by month basis during the construction phase of the project and confirm their commitment to implementing these deliverables during the contract. This will then be monitored as part of your Contractor's monthly progress report.

(SC Ref:791529)

Download the ESPD document here:

https://www.publiccontractsscotland.gov.uk/ESPD/ESPD_Download.aspx?id=791529

VI.4) Procedures for review

VI.4.1) Review body

Inverness Justice Centre

Longman Road

Inverness

IV1 1AH

Telephone

+44 1463230782

Country

United Kingdom