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Tender

New Build Neilston Learning Campus

East Renfrewshire Council

F02: Contract notice

Notice identifier: 2021/S 000-009828

Procurement identifier (OCID): ocds-h6vhtk-02925a

Published 6 May 2021, 12:35pm

Section I: Contracting authority

I.1) Name and addresses

East Renfrewshire Council

Eastwood HQ, Eastwood Park,

Giffnock

G46 6UG

Email

sean.skelton@eastrenfrewshire.gov.uk

Country

United Kingdom

NUTS code

UKM83 - Inverclyde, East Renfrewshire and Renfrewshire

Internet address(es)

Main address

<http://www.eastrenfrewshire.gov.uk>

Buyer's address

https://www.publiccontractsscotland.gov.uk/search/Search_AuthProfile.aspx?ID=AA00183

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.publictendersscotland.publiccontractsscotland.gov.uk

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

www.publictendersscotland.publiccontractsscotland.gov.uk

I.4) Type of the contracting authority

Regional or local authority

I.5) Main activity

General public services

Section II: Object

II.1) Scope of the procurement

II.1.1) Title

New Build Neilston Learning Campus

Reference number

CE 21 22 010

II.1.2) Main CPV code

- 45214200 - Construction work for school buildings

II.1.3) Type of contract

Works

II.1.4) Short description

East Renfrewshire Council is looking to appoint an experienced and suitably qualified Tier 1 contractor to construct a new build school at the Neilston Campus site.

II.1.5) Estimated total value

Value excluding VAT: £25,000,000

II.1.6) Information about lots

This contract is divided into lots: No

II.2) Description

II.2.2) Additional CPV code(s)

- 45214200 - Construction work for school buildings

II.2.3) Place of performance

NUTS codes

- UKM83 - Inverclyde, East Renfrewshire and Renfrewshire

II.2.4) Description of the procurement

East Renfrewshire Council is looking to appoint a single experienced and suitably qualified Tier 1 contractor to construct a New Build Campus at Neilston School .The work will involve the novation of the design team and the construction of a multi-storey school building extending to 5,500m², or thereby, to be built behind the existing Neilston Primary School in a phased tandem process whereby the existing Neilston Primary School will remain operational until the new building is complete and capable of occupation. The existing Neilston school building will subsequently be demolished and the remaining external works will be completed including external teaching spaces and sports pitches.

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: £25,000,000

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

Duration in months

36

This contract is subject to renewal

No

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

Envisaged minimum number: 5

Objective criteria for choosing the limited number of candidates:

The Council intends to limit the number of otherwise qualified Candidates invited to tender to five (5). The council reserves the right to invite more than five (5) Candidates to tender where the Council considers this is necessary to ensure sufficient competition and equal treatment of Candidates. The council reserves the right to invite less than 5 Candidates to tender where it does not receive 5 which meet the minimum requirements

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 estimated value is current works estimated with the total project value is in the region of 30,000,000GBP, this includes furniture, fit-out and all fees. The build contract has estimated cost of between 20-25 Million GBP

Section III. Legal, economic, financial and technical information

III.1) Conditions for participation

III.1.2) Economic and financial standing

List and brief description of selection criteria

East Renfrewshire Council requires to ensure that the economic operator has the necessary economic and financial capacity to perform and complete the contract. In the current difficult economic environment, the Council seeks to ensure that the contractor who undertakes the works has suitable financial strength and capacity to complete these works

Where an economic operator wishes to be considered for selection under this contract but cannot meet the turnover or Credit Safe score that economic operator must provide financial information which will satisfy the Council that they have an equivalent level of economic and financial standing; and must provide related guarantees or formal assurances to support their right to participate and be considered for any contract award (Regulation 61(8)). Please note that any financial information disclosed should evidence the financial strength of the economic operator tendering, therefore additional supporting information will need to be provided where joint or group accounts are provided in support of a bid to explain to the Council the relevance of that information.

Where the economic bidder relies upon or intends to rely upon any Key Subcontractors in performance of the contract, then the Council reserves the right to assess the financial strength and suitability the Key subcontractor as part of the qualification process; Where the economic operator relies upon a parent company to provide financial assurance in support of their bid, the Council will also reserve the right to seek financial information on the strength and suitability of the parent company; and

Where the economic operator relies upon the capacity of other parties in respect of selection and/or performance of the contract, then dependent on the nature of the arrangement the Council may require full disclosure of financial information in support of the bid. For example, where the bidder identifies as a consortium the Council will require that the consortium, as a group, can meet the financial selection requirements contained in the procurement documents. Where a bidder is part of a Consortium, it shall procure the execution and delivery to the Employer of a Consortium Guarantee (in the form provided by the council) executed by each member of the Consortium (acting as Consortium guarantor) in Self Proving Form.

The Council reserves the right to monitor that the economic operator continues to meet the financial selection requirements upon receipt of the invitation to tender or after evaluation

has been completed and prior to any award being made. Economic operators must inform the Council of any changes to any submission made by them in respect of their financial and or economic situation. The Council will further reserve the right to remove any economic operator from the tendering process where they are no longer able to fulfil any of the selection requirements as directed within the procurement documents.

Further detail is contained within the procurement documents.

.1.Minimum Turnover

2.Credit Check

3.Ratio Analysis

The Council reserves the right at its own discretion to seek such other information from the Applicant in accordance with Regulation 61(7) or Regulation 61(8) of the Public Contracts (Scotland) Regulations 2015 to determine the Applicant's economic and financial standing.

Financial Assessment will be undertake as outlined in tender document "Conducting the financial assessment".

Minimum level(s) of standards possibly required

Minimum level(s) of standards required:

1. Turnover

Number of fiscal years: 2

Minimum required turnover per year: 30 Million GBP

2.Credit Check

To establish the financial standing of a potential Tenderer, the Council will firstly take into account a risk report provided independently by Credit Safe. Tenders are asked to provide their company number so that the council can run this report.

Within such reports, the risk of business failure is expressed as a score ranging from 1 -100.

In the event that a company is determined to have a risk failure rating of below 30 i.e. that the company is considered to have a high risk of business failure, the submission will not be considered further.

3. Ratio Analysis

Minimum Requirement: A minimum score of 1 is required for solvency ratios while profitability ratios must demonstrate a positive result. (If this criteria is not met the council will at its discretion consider further financial information in relation to liquidity as outlined above)

III.1.3) Technical and professional ability

List and brief description of selection criteria

Quality Assurance

Health & Safety

Environmental Management

Previous Experience

Contract Management - 50%

Relevant Experience -20%

BIM Collaborative Tools Competency & Experience - 15 %

BIM according to the ISO 19650 series Understanding - 15 %

Further detail is contained within the procurement documents

Minimum level(s) of standards possibly required

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.

The Bidder must hold a UKAS (or equivalent) accredited independent third-party certificate

of compliance in accordance with BS EN ISO 9001 (or equivalent)

The Bidder must hold a UKAS (or equivalent) accredited independent third-party certificate of compliance with BS EN ISO 14001 (or equivalent) or a valid EMAS (or equivalent) certificate

Bidders will be required to provide examples of works carried out in the past five years that demonstrate that they have the relevant experience to deliver the work as described in part II.2.4 of the OJEU Contract Notice or the relevant section of the Site Notice.

III.2) Conditions related to the contract

III.2.2) Contract performance conditions

The contract will include performance conditions in relation to fair working practices, modern slavery and community benefits. It will also be a requirement to hold relevant insurances all of which the information will be made available at ITT stage to short listed bidders.

Insurance Requirement will be included for bidder successful shortlisted at Stage 2

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.2.1) Previous publication concerning this procedure

Notice number: [2021/S 000-002803](#)

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

Date

30 June 2021

Local time

12:00pm

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

30 June 2021

IV.2.4) Languages in which tenders or requests to participate may be submitted

English

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

Bidders responding to this opportunity must note that information contained within the ITP and ITT Information Packs is a condition of contract. If you respond to this opportunity it will be taken that you have read and agree to all information contained within the pack.

If at a later point you advise you cannot comply the Council reserves the right to remove you from the contract.

Tenderers should note that all questions relevant to this exercise should be posted using the Message Board facility for this project.

Please ensure that all documentation is read thoroughly.

Please note that the dates on this notice are indicative and subject to change.

Note further information in relation to this can be found within the ITP which should be read in conjunction with this notice .

Economic operators may be excluded from this competition if they are in any of the situations referred to in regulation 58 of the Public Contracts (Scotland) Regulations 2015.

Note this is a two stage process and only those bidders shortlisted at this stage will be invited to ITT stage.

The buyer is using PCS-Tender to conduct this PQQ exercise. The Project code is 18562 . 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:
<http://www.publiccontractsscotland.gov.uk/info/InfoCentre.aspx?ID=2361>

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

Bidders responding to this opportunity will be required to confirm their compliance with the following in order for their bid to be considered any further. Should you advise that you are unwilling to confirm compliance your bid will be removed from this exercise without further consultation.

East Renfrewshire Council is committed to maximising community benefits from contracts for works, goods and services in which the Council has an interest. Community benefits should improve the economic, social or environmental wellbeing of the area. Under this contract the successful Contractor will be requested to support East Renfrewshire Council's economic, environmental and social regeneration objectives to achieve benefits for our identified beneficiary hierarchy. .

Tier 1. Targeted recruitment and training for priority employability groups.

Tier 2. Work experience placements for the same target groups.

Tier 3. Curriculum support for schools and those on employability pathways.

Tier 4. Community Enhancement for community groups and projects.

Tier 5. Small and Medium Enterprises and Social Enterprise Organisations supply chain support.

Based on the total value and term of the contract being offered the Council expects you to meet a minimum of 200 Community Benefits points. The total number of points can be disaggregated per site. If you are successful in the award of this contract you will be required to communicate / meet with Lorna Wallace, Community Benefits Lead to finalise the benefits that you are offering under this contract and agree on a method statement and monitoring arrangements.

Bidders will be required at ITT if shortlisted to commit to deliver community benefits outlined by the council

(SC Ref:652338)

VI.4) Procedures for review

VI.4.1) Review body

Paisley Sheriff Court and Justice of the Peace Court

Paisley

PA3 2HW

Email

paisley@scotcourts.gov.uk

Country

United Kingdom

Internet address

<http://www.eastrenfrewshire.gov.uk>