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Tender

## **Blackwater Housing Development**

Tighean Innse Gall

F02: Contract notice

Notice identifier: 2021/S 000-010898

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

Published 18 May 2021, 9:04am

The closing date and time has been changed to:

**23 July 2021, 5:00pm**

See the [change notice](#).

### **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.3) Communication**

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

<https://www.publiccontractsscotland.gov.uk/>

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

<https://www.publiccontractsscotland.gov.uk/>

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

Duration in months

36

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

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## **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

The main contractor or their Sub-Contractors will be expected to hold membership and accreditation's with the following or an equivalent

organisation: Scottish Building Federation, MCS, Select, or NICEIC (or equivalent) SNIPEF (or equivalent), CITB, or have within the last

12 months successfully met the assessment requirements of a constructions related scheme in registered membership of the safety schemes

in Procurement (SSIP) forum eg CHAS.

#### **III.1.2) Economic and financial standing**

List and brief description of selection criteria

The bidder should provide its ("general") yearly turnover for the number of financial years specified in the relevant Contract Notice:

Or,

The bidder should provide its average yearly turnover for the number of years specified in the relevant Contract Notice:

Bidders will be required to have an average yearly turnover of a minimum of 3,000,000 GBP for the last 3 years.

Bidders will be required to state the value(s) for the following financial ratio(s):

Acid Test

The acceptable range for the financial ratio is a score greater than 1

The ratio will be calculated as follows:

Current Assets-stock/Current Liabilities

## Ratio 2 Return of Capital Employed ROCE

The acceptable range for the financial ratio is a positive figure

The ratio will be calculated as follows:

Profit/Capital Employed

or

Profit/Total Assets-Current Liabilities

## Ratio 3 Liquidity Ratio

The acceptable range for the financial ratio is a score of greater than 1.

The ratio will be calculated as follows Current Assets/Liabilities.

It is a requirement of this contract that bidders hold, or can commit to obtain prior to the commence of any subsequently awarded contract,

the types and levels of insurance indicated below:

Employer's (Compulsory) Liability Insurance =10,000,000 GBP

Public Liability Insurance = 10,000,000GBP

Professional Indemnity Insurance = Equal to or greater than contract value

Contract Works Insurance – minimum cover is the amount of the contract value, plus any demolition and site clearance costs and fees

### **III.1.3) Technical and professional ability**

List and brief description of selection criteria

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.2.3) 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

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

Originally published as:

Date

21 June 2021

Local time

5:00pm

Changed to:

Date

23 July 2021

Local time

5:00pm

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

**IV.2.7) Conditions for opening of tenders**

Date

22 June 2021

Local time

12:00pm



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## Section VI. Complementary information

### VI.1) Information about recurrence

This is a recurrent procurement: No

### 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.

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=653924](https://www.publiccontractsscotland.gov.uk/Search/Search_Switch.aspx?ID=653924).

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](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:

N/A

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:

HHP requires contractors to provide a mandatory community benefit payback within the locality of the development. Contractors are to include draft proposals within the Quality Submission document as detailed in the Invitation to Tender. The provision of Community Benefit is subject to approval by HHP and will require to be concluded prior to Practical Completion on the project. It is proposed that the new tarred footpath from the site through the play park to Bridge Cottages, the new footbridge and fencing along the South boundary of the playpark as indicated in drawing "Blackwater Pedestrian Route August 2020" are included as part of tenderers community benefit.

(SC Ref:653924)

## **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