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Tender

40-bed Kirkwall Care Facility, Orkney

Orkney Islands Council

F02: Contract notice

Notice identifier: 2021/S 000-011520

Procurement identifier (OCID): ocds-h6vhtk-02b472

Published 24 May 2021, 4:05pm

Section I: Contracting authority

I.1) Name and addresses

Orkney Islands Council

Council Offices, School Place

Kirkwall

KW15 1NY

Contact

Colin Leask

Email

colin.leask@orkney.gov.uk

Telephone

+44 01856873535

Fax

+44 01856876158

Country

United Kingdom

NUTS code

UKM65 - Orkney Islands

Internet address(es)

Main address

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

Buyer's address

https://www.publiccontractsscotland.gov.uk/search/Search_AuthProfile.aspx?ID=AA00369

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

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

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

<http://www.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

40-bed Kirkwall Care Facility, Orkney

Reference number

40/1230/P002

II.1.2) Main CPV code

- 45210000 - Building construction work

II.1.3) Type of contract

Works

II.1.4) Short description

The aim of the project is to replace the existing aging St. Rognvald's House Care Home in Kirkwall, Orkney with a new modern Care Facility to provide high dependency care for the elderly in Kirkwall and the surrounding areas of Orkney. This new accommodation, with a capacity for 40 residents, will be of a timber kit construction with strip foundations built to meet the requirements of current legislation and the Care Inspectorate, and cater for a high degree of physical frailty and dementia.

The Care Facility is to be built on gently sloping green field site in Kirkwall, Orkney near to existing privately owned housing at Soulisquoy Loan and Glaitness Road, Kirkwall. Close by is also a leisure centre called Pickaquoy Centre. Works will also include the construction of a large SUDS basin on an adjacent green field site. The site is served from Soulisquoy Loan.

II.1.5) Estimated total value

Value excluding VAT: £11,200,000

II.1.6) Information about lots

This contract is divided into lots: No

II.2) Description

II.2.2) Additional CPV code(s)

- 45215000 - Construction work for buildings relating to health and social services, for crematoriums and public conveniences
- 45215200 - Construction work for social services buildings
- 45215100 - Construction work for buildings relating to health

II.2.3) Place of performance

NUTS codes

- UKM65 - Orkney Islands

Main site or place of performance

Land near Soulisquoy Loan, Kirkwall, Orkney, Scotland

II.2.4) Description of the procurement

The aim of the project is to replace the existing aging St. Rognvald's House Care Home in Kirkwall, Orkney with a new modern Care Facility to provide high dependency care for the elderly in Kirkwall and the surrounding areas of Orkney. This new accommodation, with a capacity for 40 residents, will be of a timber kit construction with strip foundations built to meet the requirements of current legislation and the Care Inspectorate, and cater for a high degree of physical frailty and dementia.

The Care Facility is to be built on gently sloping green field site in Kirkwall, Orkney near to existing privately owned housing at Soulisquoy Loan and Glaitness Road, Kirkwall. Close by is also a leisure centre called Pickaquoy Centre. Works will also include the construction of a large SUDS basin on an adjacent green field site. The site is served from Soulisquoy Loan. Further details can be found in the Additional Documentation section of the Contract Notice.

II.2.5) Award criteria

Quality criterion - Name: Technical/ Quality / Weighting: 20

Cost criterion - Name: Price / Weighting: 80

II.2.6) Estimated value

Value excluding VAT: £11,200,000

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

Duration in months

26

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

Objective criteria for choosing the limited number of candidates:

This procurement will be conducted through the use of the Restricted Procedure. All queries and clarifications about this procurement must be made via the Public Contracts Scotland (PCS) messaging system.

The process we will apply will be:

- Statements including the specific requirements for Section C (Technical and Professional ability) of Part IV (Selection Criteria) of the SPD (Scotland) can be found within Appendix A to the Contract Notice.
- Bidder's must pass the minimum standards sections of the SPD (Scotland).

- Part III (Exclusion criteria) of the SPD (Scotland) will be scored on a pass/fail basis.
- Section A (Suitability), Section B (Economic and financial standing) and Section D (Quality assurance schemes and environmental management standards) of Part IV (Selection criteria) of the SPD (Scotland) will all be scored on a pass/fail basis.
- Section C (Technical and professional ability) of Part IV (Selection criteria) of the SPD (Scotland) will be scored in the following way:

0 - Unacceptable. Nil or inadequate response. Fails to demonstrate previous experience/capacity/capability relevant to this criterion.

1 - Poor. Response is partially relevant but generally poor. The response shows some elements of relevance to the criterion but contains insufficient/limited detail or explanation to demonstrate previous relevant experience/capacity/capability.

2 - Acceptable. Response is relevant and acceptable. The response demonstrates broad previous experience, knowledge and skills/capacity/capability but may lack in some aspects of similarity e.g. previous experience, knowledge or skills may not be of a similar nature.

3 - Good. Response is relevant and good. The response is sufficiently detailed to demonstrate a good amount of experience, knowledge or skills/capacity/capability relevant to providing similar services to similar clients.

4 - Excellent. Response is completely relevant and excellent overall. The response is comprehensive, unambiguous and demonstrates thorough experience, knowledge or skills/capacity/capability relevant to providing similar services to similar clients.

- The questions to be answered in Section C (Technical and professional ability) of Part IV (Selection criteria) of the SPD (Scotland) are set out in Appendix A to the Contract Notice and will be weighted in the following way:

SPD (Scotland) Question 4C.1: 60%

SPD (Scotland) Question 4C.1.1: neither weighted nor scored

SPD (Scotland) Question 4C.2: 2.5%

SPD (Scotland) Question 4C.2.1: 20%

SPD (Scotland) Question 4C.4: 5%

SPD (Scotland) Question 4C.8.1: 5%

SPD (Scotland) Question 4C.8.2: 5%

SPD (Scotland) Question 4C.9: 2.5%

SPD (Scotland) Question 4C.10: neither weighted nor scored

- The bidders must achieve the minimum score of 2 (Acceptable) for each weighted and scored question answer in Section C (Technical and professional ability) of Part IV (Selection criteria) of the SPD (Scotland).

- The score obtained for each weighted and scored question answer will be divided by the maximum possible score (of 4) and multiplied by the above relevant weighting to derive the weighted score for each question. The aggregate of all weighted scores shall deliver a total weighted score out of 100%.

- We will take the 6 highest scoring bidders through who have met the minimum standards and minimum scoring criteria and they will be invited to submit a tender. In the event of tie in the scores achieved, the contracting authority reserves the right to invite more than 6 compliant bidders to the next stage to submit a tender.

- The shortlisted bidders will be required to produce all supporting documentary evidence and certificates before being taken through and invited to submit a tender as part of our due diligence process. If any of the shortlisted bidders are unable to provide this evidence, they will not be taken through to the next stage.

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

Appendix A to the Contract Notice contains specific statements in relation to Section A (Suitability) of Part IV (Selection Criteria) of the SPD (Scotland) document that the bidders should use as guidance when completing the SPD (Scotland) for submission.

III.1.2) Economic and financial standing

List and brief description of selection criteria

Appendix A to the Contract Notice contains specific statements in relation to Section B (Economic and financial standing) of Part IV (Selection Criteria) of the SPD (Scotland) document that the bidders should use as guidance when completing the SPD (Scotland) for submission.

III.1.3) Technical and professional ability

List and brief description of selection criteria

Appendix A to the Contract Notice contains specific statements in relation to Section C (Technical and professional ability) and Section D (Quality assurance schemes and environmental management standards) of Part IV (Selection Criteria) of the SPD (Scotland) document that the bidders should use as guidance when completing the SPD (Scotland) for submission.

III.2) Conditions related to the contract

III.2.2) Contract performance conditions

Contract performance conditions may relate in particular to social and environmental conditions.

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

Date

23 June 2021

Local time

12:00pm

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

30 August 2021

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

The Award Criteria, as per Section II.2.5 of the Contract Notice, relates to the Invitation to Tender (ITT) stage of this restricted procedure procurement. The specific Award Criteria questions and scoring methodology will be published in the ITT documentation.

Tenderers should complete the SPD (Scotland) document contained within the SPD Module attached to this notice. Appendix A is also attached to this Contract Notice to provide further guidance on how to complete the SPD.

Bidders must provide a separate SPD response from any entities, this could include participants such as consortium members, etc., upon whose capability and/or capacity the main bidder relies upon in order to meet any aspect of Part IV (Selection criteria) of the SPD (Scotland). In this case, these entities must complete the relevant parts of an SPD (Scotland) to self-declare whether there are grounds for their exclusion and provide details of how they meet the required selection criteria.

The Council reserves the right to cancel the procurement at any stage and not award a Contract. The expenditure, work or effort undertaken by bidders prior to the award of any Contract is accordingly a matter solely for the commercial judgement of bidders.

Late submissions/tenders will not be considered by the Council.

An economic operator that suffers, or risks suffering loss or damage attributable to a breach of duty under the Public Contracts (Scotland) Regulations 2015 may bring proceedings in the Sheriff Court or Court of Session.

Under this procurement the contractor will be required to provide community benefits that supports the Council's economic and social regeneration objectives relating to participation in skills development, training and employment initiatives, supply-chain initiatives, minimising environmental impacts and other added value contributions. Accordingly, contract performance conditions may relate in particular to social and environmental conditions.

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=653701.

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:

<http://www.publiccontractsscotland.gov.uk/info/InfoCentre.aspx?ID=2361>

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

1. Employment and Skills Plan
2. Employment and Skills Plan Method Statement
3. Added Value Proposals
4. Fair Work Practices

(SC Ref:653701)

Download the ESPD document here:

https://www.publiccontractsscotland.gov.uk/ESPD/ESPD_Download.aspx?id=653701

VI.4) Procedures for review

VI.4.1) Review body

Kirkwall Sheriff Court

Watergate

Kirkwall

KW15 1PD

Email

kirkwall@scotcourts.gov.uk

Telephone

+44 856872110

Country

United Kingdom

VI.4.2) Body responsible for mediation procedures

Kirkwall Sheriff Court

Watergate

Kirkwall

KW15 1PD

Email

kirkwall@scotcourts.gov.uk

Telephone

+44 856872110

Country

United Kingdom

VI.4.4) Service from which information about the review procedure may be obtained

Kirkwall Sheriff Court

Watergate

Kirkwall

KW15 1PD

Email

kirkwall@scotcourts.gov.uk

Telephone

+44 856872110

Country

United Kingdom