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Tender

## **Refurbishment of Properties - Harlsdale, Whalsay and Kalliness, Weisdale, Shetland**

Shetland Islands Council

F02: Contract notice

Notice identifier: 2023/S 000-014308

Procurement identifier (OCID): ocids-h6vhtk-03cdca

Published 19 May 2023, 11:29am

### **Section I: Contracting authority**

#### **I.1) Name and addresses**

Shetland Islands Council

8 North Ness, Lerwick

Shetland

ZE1 0LZ

#### **Contact**

Colin Black

#### **Email**

[contract.admin@shetland.gov.uk](mailto:contract.admin@shetland.gov.uk)

#### **Telephone**

+44 1595744595

#### **Country**

United Kingdom

**NUTS code**

UKM66 - Shetland Islands

**Internet address(es)**

Main address

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

Buyer's address

[https://www.publiccontractsscotland.gov.uk/search/Search\\_AuthProfile.aspx?ID=AA00402](https://www.publiccontractsscotland.gov.uk/search/Search_AuthProfile.aspx?ID=AA00402)

**I.3) Communication**

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

[www.publiccontractsscotland.gov.uk](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

[www.publiccontractsscotland.gov.uk](http://www.publiccontractsscotland.gov.uk)

**I.4) Type of the contracting authority**

Regional or local authority

**I.5) Main activity**

General public services

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**Section II: Object**

**II.1) Scope of the procurement**

**II.1.1) Title**

## Refurbishment of Properties - Harlsdale, Whalsay and Kalliness, Weisdale, Shetland

### **II.1.2) Main CPV code**

- 45453100 - Refurbishment work

### **II.1.3) Type of contract**

Works

### **II.1.4) Short description**

The Harlsdale, Whalsay works comprise the full internal and external refurbishment of 12 properties set in a combination of terraces and semi-detached properties contained within a Council estate at Harlsdale, Whalsay. There are several owner-occupied properties within the scheme which although do not form part of the works, have to be kept in occupation at all times.

The works include the full spectrum of services required in order to refurbish the properties to a new, modern and energy efficient standard together with associated site works and services.

This procurement is being let as a serial contract with the potential, subject to satisfactory performance of Harlsdale, to add a secondary contract for similar works, that being the refurbishment of 11 properties at Kalliness, Weisdale, Shetland. The Kalliness contract may be negotiated and awarded at any time during the main Harlsdale contract or upon satisfactory completion.

### **II.1.6) Information about lots**

This contract is divided into lots: No

## **II.2) Description**

### **II.2.3) Place of performance**

NUTS codes

- UKM66 - Shetland Islands

Main site or place of performance

Harlsdale, Whalsay and Kalliness, Weisdale, Shetland and as required by the Contracting Authority.

#### **II.2.4) Description of the procurement**

The procurement is a regulated procurement governed by the Public Contracts (Scotland) Regulations 2015, Procurement (Scotland) Regulations 2016 (“the Regulations”) and the Procurement Reform (Scotland) Act 2014. The procedure being followed is a Restricted Procedure.

#### **II.2.5) Award criteria**

Price is not the only award criterion and all criteria are stated only in the procurement documents

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

Duration in months

24

This contract is subject to renewal

No

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

Envisaged number of candidates: 5

#### **II.2.10) Information about variants**

Variants will be accepted: No

#### **II.2.11) Information about options**

Options: Yes

Description of options

There is an option, subject to satisfactory performance on Harlsdale, Whalsay to undertake the refurbishment of 11 No. properties at Kalliness, Weisdale as a secondary, separate contract.

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

List and brief description of selection criteria

Economic operators must include up to date financial information that confirms the tenderer's financial capacity to fulfil the terms of the contract. Audited accounts and bank references are the preferred evidence but other relevant financial documents and data can be supplied by tenderers that do not hold company status.

Minimum level(s) of standards possibly required

Three years accounts and business reports;

A current bank reference report at a minimum value of 1,600,000 GBP;

Evidence of current Employers and Public Liability Insurances to the minimum extent of 10,000,000 GBP and 5,000,000 GBP respectively;

The Contracting Authority will carry out an Equifax check where a Bank Reference cannot be obtained and this will form part of the economic and financial evaluation of economic operators.

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

List and brief description of selection criteria

4C.1 of the Single Procurement Document (SPD) (Scotland): economic operators will be required to provide examples that demonstrate that they have the relevant experience to deliver the works as described in Section 5 of the SPD Briefing Document.

Minimum level(s) of standards possibly required

Bidder(s) must complete the Single Procurement Document (SPD). Technical and Professional capability to undertake the commission shall be assessed on the information inserted by the Contractor in Part IV of the SPD. Failure to complete Part IV may result in your expression of interest being refused.

The information contained in Part IV will be assessed to reduce the number of tenderers to a maximum of five.

Part III and Sections B and D of Part IV of the SPD (Scotland) will be evaluated on a PASS/FAIL basis.

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## **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

19 June 2023

Local time

5:00pm

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

3 July 2023

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

English

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## **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**

Please note that it is an essential requirement of the procurement process that Tenderers fully complete and submit a satisfactory Single Procurement Document (SPD) (Scotland) and satisfy all requirements specified or referred to in the Contract Notice and Procurement Documents.

111.1.2 - Economic operators who do not obtain a satisfactory financial evaluation may not be considered for contract award.

The UK has left the EU and the transition period after EU came to an end on 31 December 2020. From 1 January 2021, relevant references to the EU and EU procurement legislation will either be updated or removed from the Public Contracts Scotland site where appropriate. This will be an ongoing process.

Despite the reference to the EU Directives embedded in the header of the Contract Notice, the EU Directives do not apply to this procurement.

The Contract shall be subject to Scots Law and the jurisdiction of the Scottish Courts.

GBP means Great British Pounds.

111.1.2 - A Bank Reference Mandate Form is included for completion by economic operators where a Bank Reference is not submitted direct by the economic operator.

The Council will carry out an Equifax check where a Bank Reference cannot be obtained and this will form part of the economic and financial evaluation of economic operators.

For the avoidance of doubt, Tenders are not required for the selection stage. The draft Invitation to Tender documents (Harlsdale only) are for information only. Final form tender documents will be distributed to those economic operators who are to be invited to tender.

II.2.7 - The duration 24 refers to 24 months for Harlsdale, Whalsay with the option to add Kalliness, Weisdale at a further 24 months.

VI.4.1 - Review body. The review body noted is Lerwick Sheriff Court but economic operators should contact the Contracting Authority in the first instance if any issue needs to be addressed. The court may be contacted where legal proceedings are contemplated.

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=730572](https://www.publiccontractsscotland.gov.uk/Search/Search_Switch.aspx?ID=730572).

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:

Whilst the overall estimated value is 6,000,000 GBP, the individual values for both contracts is 3,200,000 GBP and 2,800,000 GBP respectively. Due to this relatively low value and the difficulties and constraints of carrying out the works in a remote location, it is not considered appropriate for a sub-contract clause to be inserted.

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:

The overall contract duration of 48 months (Harlsdale plus Kalliness) provides the potential for the successful contractor to undertake the appointment and training of apprentices.

(SC Ref:730572)

## **VI.4) Procedures for review**

### **VI.4.1) Review body**

Lerwick Sheriff Court

King Erik Street

Lerwick

ZE1 0HD

Email

[lerwick@scotcourts.gov.uk](mailto:lerwick@scotcourts.gov.uk)

Country

United Kingdom