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Tender

Comprehensive Tenement Improvement Works at 33 Causeyside Street and 3-9 Orchard Street, Paisley

Paisley Housing Association

F02: Contract notice

Notice identifier: 2023/S 000-016381

Procurement identifier (OCID): ocds-h6vhtk-03d4f3

Published 9 June 2023, 10:12am

The closing date and time has been changed to:

24 July 2023, 12:00pm

See the [change notice](#).

Section I: Contracting authority

I.1) Name and addresses

Paisley Housing Association

Assurance House, 2 Lawn Street

Paisley

PA1 1HA

Contact

Steffani McDonald

Email

steffani.mcdonald@paisleyha.org.uk

Telephone

+44 1418897105

Country

United Kingdom

NUTS code

UKM83 - Inverclyde, East Renfrewshire and Renfrewshire

Internet address(es)

Main address

<http://www.paisleyha.org.uk>

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 another address:

A.D.A Construction Consultants

Pavilion 3, St James Business Park, Linwood Road

Paisley

PA3 3BB

Contact

Alan Shanks

Email

alan.shanks@ada-cc.co.uk

Telephone

+44 1418160184

Country

United Kingdom

NUTS code

UKM83 - Inverclyde, East Renfrewshire and Renfrewshire

Internet address(es)

Main address

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

Tenders or requests to participate must be submitted electronically via

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

Electronic communication requires the use of tools and devices that are not generally available. Unrestricted and full direct access to these tools and devices is possible, free of charge, at

<https://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

Comprehensive Tenement Improvement Works at 33 Causeyside Street and 3-9 Orchard Street, Paisley

II.1.2) Main CPV code

- 45000000 - Construction work

II.1.3) Type of contract

Works

II.1.4) Short description

Comprehensive Tenemental Improvement Works to existing four storey tenement flats within Paisley Town Centre, Renfrewshire. The Works are anticipated to include partial demolition and structural down takings, structural works, roof replacement works, stone repairs, linings, finishes and insulation, kitchens and bathrooms, disposal installations, mechanical and electrical works, and external landscaping works.

The procurement is being undertaken in accordance with Regulation 28 'Open Procedure' of the Public Contracts (Scotland) Regulations

2015.

II.1.5) Estimated total value

Value excluding VAT: £7,000,000

II.1.6) Information about lots

This contract is divided into lots: No

II.2) Description

II.2.2) Additional CPV code(s)

- 45100000 - Site preparation work
- 45110000 - Building demolition and wrecking work and earthmoving work

- 45111000 - Demolition, site preparation and clearance work
- 45111200 - Site preparation and clearance work
- 45210000 - Building construction work
- 45211310 - Bathrooms construction work
- 45211341 - Flats construction work
- 45300000 - Building installation work
- 45310000 - Electrical installation work
- 45311000 - Electrical wiring and fitting work
- 45311100 - Electrical wiring work
- 45311200 - Electrical fitting work
- 45312000 - Alarm system and antenna installation work
- 45312100 - Fire-alarm system installation work
- 45312300 - Antenna installation work
- 45400000 - Building completion work
- 45410000 - Plastering work
- 45420000 - Joinery and carpentry installation work
- 45421000 - Joinery work
- 45421100 - Installation of doors and windows and related components
- 45421110 - Installation of door and window frames
- 45421111 - Installation of door frames
- 45421112 - Installation of window frames
- 45421120 - Installation of thresholds
- 45421130 - Installation of doors and windows
- 44000000 - Construction structures and materials; auxiliary products to construction (except electric apparatus)
- 44100000 - Construction materials and associated items

- 44110000 - Construction materials
- 44111000 - Building materials
- 44111100 - Bricks
- 44111200 - Cement
- 44111400 - Paints and wallcoverings
- 44111500 - Insulators and insulating fittings
- 44111510 - Insulators
- 44200000 - Structural products
- 44300000 - Cable, wire and related products
- 44400000 - Miscellaneous fabricated products and related items
- 44410000 - Articles for the bathroom and kitchen
- 44411000 - Sanitary ware
- 44411100 - Taps
- 44411200 - Baths
- 44411300 - Washbasins
- 44411400 - Shower basins
- 44411700 - Lavatory seats, covers, bowls and cisterns
- 44411710 - Lavatory seats
- 44600000 - Tanks, reservoirs and containers; central-heating radiators and boilers
- 44800000 - Paints, varnishes and mastics
- 44810000 - Paints
- 44900000 - Stone for construction, limestone, gypsum and slate
- 44910000 - Stone for construction

II.2.3) Place of performance

NUTS codes

- UKM83 - Inverclyde, East Renfrewshire and Renfrewshire

Main site or place of performance

Causeyside Street and Orchard Street, Paisley, Renfrewshire

II.2.4) Description of the procurement

The procurement is being undertaken in accordance with Regulation 28 'Open Procedure' of the Public Contracts (Scotland) Regulations

2015.

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.

SPD Document v1.3_0 Question 2D.1.2- Bidders must provide a separate SPD response (Sections A and B of this Part and Part III) for

each subcontractor.

Bidders are advised that due to file size restrictions the tender drawings prepared by Assist Design Ltd and Structural Partnership cannot be uploaded to the Public Contracts Scotland website.

Copies of the Tender Drawing Registers from Assist Design Ltd and Structural Partnership have been uploaded to the Public Contracts Scotland website and bidders can obtain a copy of the Tender Drawings by download from the Dropbox link below.

<https://www.dropbox.com/scl/fo/eycklk2nrwytfaf2u99x/h?dl=0&rlkey=hqljp140b09nulagld9ghf5qq>

The Dropbox link will remain active for the duration of the tender period. However, should a Bidder be unable to download from Dropbox, a copy of the Tender Drawings can also be provided by Wetransfer electronic link. To request a Wetransfer electronic link to the Tender Drawings please email Alan Shanks of A.D.A Construction Consultants at alan.shanks@ada-cc.co.uk to request.

II.2.5) Award criteria

Quality criterion - Name: Quality / Weighting: 60

Price - Weighting: 40

II.2.6) Estimated value

Value excluding VAT: £7,000,000

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.2.10) 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

- Gas Safe Register;
- NICEIC or SELECT Electrical Contractors Association of Scotland
- NFDC (National Federation of Demolition Contractors)
- ARCA (Asbestos Removal Contractors Association)

or equivalent

III.1.2) Economic and financial standing

List and brief description of selection criteria

Question 4B.1.1 - Bidders will be required to have a minimum 'general' yearly turnover of 7,000,000 GBP for the last three years

4B.1.2 - Bidders will be required to have an average yearly turnover of a minimum of 7,000,000 GBP for the last three years

Question 4B.3 - Where turnover information is not available for the time period requested, the bidder will be required to state the date

which they were set up or started trading.

4B.5.1 and 4B.5.2 - It is a requirement of this contract that bidders hold, or can commit to obtain prior to the commencement of any

subsequently awarded contract, the types and levels of insurances indicated below:

Employer's (Compulsory) Liability Insurance - 5,000,000 GBP Public Liability Insurance - 5,000,000 GBP Professional Risk Indemnity

Insurance - 2,000,000 GBP Product Liability Insurance - 500,000 GBP

III.1.3) Technical and professional ability

List and brief description of selection criteria

4C.1-4C.1.1 - Bidders will be required to provide two 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 the contract documents, drawings and specification provided with the Contract Notice.

4C.8.1 - Bidders will be required to confirm their average annual manpower for the last three years.

4C.8.2 - Bidders will be required to confirm their current managerial staff and also the number of managerial staff for the last three years.

4C.9 - Bidders will be required to demonstrate that they have (or have access to) the relevant tools, plant or technical equipment to deliver

the types of requirements detailed in the contract conditions, drawings and specification provided with the Contract Notice.

4C.10 - Bidders will be required to confirm whether they intend to subcontract and, if so, for what proportion of the contract. Minimum

level(s) of standards required:

SPD (Scotland), Part C Technical and Professional Ability - Bidders responses to Part C of the SPD Document v1.3_0 will be limited to a

maximum of fifteen A4 single sided pages, excluding any certification that a Bidder submits in support of their response, which must be

completed in English using Arial 11 font

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

10 July 2023

Local time

12:00pm

Changed to:

Date

24 July 2023

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

Tender must be valid until: 6 October 2023

IV.2.7) Conditions for opening of tenders

Date

10 July 2023

Local time

12:00pm

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

SPD Document v1.3_0 Part IV Section C 'Technical and Professional Ability' will be scored on a pass or fail basis using the following scoring methodology; 0 -

Unacceptable - Nil or inadequate response. Fails to demonstrate an ability to meet the requirement. A Tenderer which scores '0 –

Unacceptable' against any question may be disqualified.

1 - Poor - Response is partially relevant and poor. The response addresses some elements of the requirement but contains

insufficient/limited detail or explanation to demonstrate how the requirement will be fulfilled.

2 - Acceptable - Response is relevant and acceptable. The response addresses a broad understanding of the requirement but may lack details

on how the requirement will be fulfilled in certain areas.

3 - Good - Response is relevant and good. The response is sufficiently detailed to demonstrate a good understanding and provides details

on how the requirements will be fulfilled.

4 – Very Good - Response is largely relevant and very good. The response demonstrates a very good understanding of the requirements and

provides adequate details on how the requirements will be fulfilled.

5 - Excellent - Response is completely relevant and excellent overall. The response is comprehensive, unambiguous and demonstrates a

thorough understanding of the requirement and provides details of how the requirement will be met in full.

A Tenderer will be required to achieve a minimum score of 2 against each Question within Part C, i.e. a score of 2 or greater shall represent

a Pass whereas a score of 1 or lower will represent a Fail. Paisley Housing Association will disregard, and not evaluate the

remainder of a Tenderers bid should the Tenderer fail to achieve the minimum score of 3 (a Pass) against any of the Questions included

with Part C. Part D - Quality Assurance Schemes and Environmental Management Standards. Please refer to Procurement Journey SPD (Scotland) Standardised Statements_0 when completing Part IV Section D 'Quality assurance schemes and environmental management standards'.

A sub-contract clause has been included in this contract. For more information see: <http://www.publiccontractsscotland.gov.uk/info/InfoCentre.aspx?ID=2363>

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=734845.

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:

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 within Paisley Housing Association's Community Benefit's document provided with the Contract Notice.

(SC Ref:734845)

VI.4) Procedures for review

VI.4.1) Review body

Paisley Sheriff Court and Justice of the Peace Court

Paisley

Country

United Kingdom