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Tender

## **New Build Housing Construction Framework**

LHC on behalf of the Scottish Procurement Alliance (SPA)

F02: Contract notice

Notice identifier: 2021/S 000-016926

Procurement identifier (OCID): ocds-h6vhtk-028a16

Published 19 July 2021, 1:45pm

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

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

LHC on behalf of the Scottish Procurement Alliance (SPA)

6 Deer Park Avenue

Livingston

EH54 8AF

#### **Contact**

Procurement Team

#### **Email**

[procurement@lhc.gov.uk](mailto:procurement@lhc.gov.uk)

#### **Telephone**

+44 1506894395

#### **Country**

United Kingdom

**NUTS code**

UKM - Scotland

**Internet address(es)**

Main address

<http://www.scottishprocurement.scot>

Buyer's address

[https://www.publiccontractsscotland.gov.uk/search/Search\\_AuthProfile.aspx?ID=AA16123](https://www.publiccontractsscotland.gov.uk/search/Search_AuthProfile.aspx?ID=AA16123)

**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://procontract.due-north.com/>

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

<https://procontract.due-north.com/>

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

Body governed by public law

**I.5) Main activity**

Other activity

Public sector framework provider

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## **Section II: Object**

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

#### **II.1.1) Title**

New Build Housing Construction Framework

Reference number

H2

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

- 45000000 - Construction work

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

Works

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

This opportunity is listed on behalf of the Scottish Procurement Alliance (SPA).

LHC/SPA are seeking interest from suitable organisations for our New Build Housing Construction Framework. This Framework is the successor to our successful New Build Housing Construction Framework H1 in Scotland.

The framework will cover the geographical area of Scotland. (LHC will publish a separate tender for North and Central England and London and South East England). The framework will not be available within Wales or the South West of England.

The framework will include the development of new build housing projects, including but not limited to: - Traditional housing – Houses, bungalows, flats, apartments

- Care homes, extra care and supporting living accommodation
- Student accommodation
- Conversion of commercial buildings for residential use
- Rooftop developments
- Medium to high rise housing

- Key worker accommodation
- Net Zero Carbon and low energy buildings
- Mixed use sites, housing plus community or commercial buildings etc
- Development agreements and land purchases
- Associated groundworks, civil engineering and infrastructure works
- Site demolition and clearance

Certain workstreams/lots include the provision of groundworks and infrastructure works when associated to the main project scope, but they will also be included as standalone workstreams.

The full list of workstreams available under this framework is:

Workstream 1 - Low Rise Housing up to 11m Floor Height

Workstream 2 - Construction of Independent, Assisted and Residential Care Housing

Workstream 3 - Medium to High Rise Developments with Floor Heights Above 11m

Workstream 4 - Refurbishment, Conversions, Extensions and Adaptions

Workstream 5 - Groundworks and Site Preparation for New Build Housing Projects (including infrastructure)

Workstream 6 - Demolition, Decontamination and Associated Site Enabling Work

#### **II.1.5) Estimated total value**

Value excluding VAT: £500,000,000

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

This contract is divided into lots: Yes

Tenders may be submitted for all lots

### **II.2) Description**

#### **II.2.1) Title**

## Workstream 2 - Construction of Independent, Assisted and Residential Care Housing Superlot

Lot No

18

### **II.2.2) Additional CPV code(s)**

- 45211000 - Construction work for multi-dwelling buildings and individual houses

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

NUTS codes

- UKM5 - North Eastern Scotland
- UKM6 - Highlands and Islands
- UKM7 - Eastern Scotland
- UKM8 - West Central Scotland
- UKM9 - Southern Scotland
- UKM - Scotland

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

Bidders will not specifically apply to be on the Workstream 2 - Construction of Independent, Assisted and Residential Care Housing superlot.

Following the evaluation process all companies appointed to one or more of the value bands within workstream 2 (lots 7 and 8) will be automatically added to the respective superlot.

The superlot can be used for call off opportunities where one of the following criteria applies:

- A client does not receive a suitable number of responses (either at EOI stage or call off tender stage) having advertised their opportunity through the appropriate lot, value band, and geographical area.
- Where there are insufficient Appointed Companies in the relevant lot, value band and geographical area to run the client's preferred call off procedure.

No ranking will be applied within the superlot, and call off will be through mini competition only.

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

Quality criterion - Name: Technical Capability / Weighting: 60%

Quality criterion - Name: Regional Capability / Weighting: 20%

Price - Weighting: 20%

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

Duration in months

48

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

### **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) Description**

### **II.2.1) Title**

Workstream 4 - Refurbishment, Conversions, Extensions and Adaptions Superlot

Lot No

20

### **II.2.2) Additional CPV code(s)**

- 45211000 - Construction work for multi-dwelling buildings and individual houses

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

NUTS codes

- UKM5 - North Eastern Scotland
- UKM6 - Highlands and Islands
- UKM7 - Eastern Scotland
- UKM8 - West Central Scotland
- UKM9 - Southern Scotland
- UKM - Scotland

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

Bidders will not specifically apply to be on the Workstream 4 - Refurbishment, Conversions, Extensions and Adaptions superlot.

Following the evaluation process all companies appointed to one or more of the value bands within workstream 4 (lots 11 and 12) will be automatically added to the respective superlot.

The superlot can be used for call off opportunities where one of the following criteria applies:

- A client does not receive a suitable number of responses (either at EOI stage or call off tender stage) having advertised their opportunity through the appropriate lot, value band, and geographical area.

- Where there are insufficient Appointed Companies in the relevant lot, value band and geographical area to run the client's preferred call off procedure.

No ranking will be applied within the superlot, and call off will be through mini competition only.

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

Quality criterion - Name: Technical Capability / Weighting: 60%

Quality criterion - Name: Regional Capability / Weighting: 20%

Price - Weighting: 20%

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

Duration in months

48

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

**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) Description**

**II.2.1) Title**

Workstream 5 - Groundworks and Site Preparation for New Build Housing Projects Superlot

Lot No

21

**II.2.2) Additional CPV code(s)**

- 45100000 - Site preparation work

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

NUTS codes

- UKM5 - North Eastern Scotland
- UKM6 - Highlands and Islands
- UKM7 - Eastern Scotland
- UKM8 - West Central Scotland
- UKM9 - Southern Scotland
- UKM - Scotland

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

Bidders will not specifically apply to be on the Workstream 5 - Groundworks and Site Preparation for New Build Housing Projects Superlot. Following the evaluation process all companies appointed to one or more of the value bands within workstream 5 (lots 13 and 14) will be automatically added to the respective superlot. The superlot can be used for call off opportunities where one of the following criteria applies:

- A client does not receive a suitable number of responses (either at EOI stage or call off tender stage) having advertised their opportunity through the appropriate lot, value band, and geographical area.
- Where there are insufficient Appointed Companies in the relevant lot, value band and geographical area to run the client's preferred call off procedure.

No ranking will be applied within the superlot, and call off will be through mini competition only.

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

Quality criterion - Name: Technical Capability / Weighting: 60%

Quality criterion - Name: Regional Capability / Weighting: 20%

Price - Weighting: 20%

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

Duration in months

48

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

### **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) Description**

### **II.2.1) Title**

Workstream 6 - Demolition, Decontamination and Associated Site Enabling Works  
Superlot

Lot No

22

### **II.2.2) Additional CPV code(s)**

- 45100000 - Site preparation work

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

NUTS codes

- UKM5 - North Eastern Scotland
- UKM6 - Highlands and Islands

- UKM7 - Eastern Scotland
- UKM8 - West Central Scotland
- UKM9 - Southern Scotland
- UKM - Scotland

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

Bidders will not specifically apply to be on the Workstream 6 - Demolition, Decontamination and Associated Site Enabling Works Superlot.

Following the evaluation process all companies appointed to one or more of the value bands within workstream 6 (lots 15 and 16) will be automatically added to the respective superlot.

The superlot can be used for call off opportunities where one of the following criteria applies:

- A client does not receive a suitable number of responses (either at EOI stage or call off tender stage) having advertised their opportunity through the appropriate lot, value band, and geographical area.
- Where there are insufficient Appointed Companies in the relevant lot, value band and geographical area to run the client's preferred call off procedure.

No ranking will be applied within the superlot, and call off will be through mini competition only.

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

Quality criterion - Name: Technical Capability / Weighting: 60%

Quality criterion - Name: Regional Capability / Weighting: 20%

Price - Weighting: 20%

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

Duration in months

48

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

### **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) Description**

### **II.2.1) Title**

Low Rise Housing up to 11m Floor Height - Projects with Individual Sites up to 9 Units - BUILD ONLY

Lot No

1

### **II.2.2) Additional CPV code(s)**

- 45211100 - Construction work for houses
- 45211200 - Sheltered housing construction work
- 45211300 - Houses construction work
- 45211340 - Multi-dwelling buildings construction work
- 45211341 - Flats construction work
- 45211360 - Urban development construction work
- 45211350 - Multi-functional buildings construction work

- 45215210 - Construction work for subsidised residential accommodation
- 45215212 - Retirement home construction work
- 45215213 - Nursing home construction work
- 45215214 - Residential homes construction work
- 45215215 - Children's home construction work
- 45100000 - Site preparation work
- 45211000 - Construction work for multi-dwelling buildings and individual houses

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

NUTS codes

- UKM5 - North Eastern Scotland
- UKM6 - Highlands and Islands
- UKM7 - Eastern Scotland
- UKM8 - West Central Scotland
- UKM9 - Southern Scotland
- UKM - Scotland

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

Lot 1 covers Low Rise Housing up to 11m Floor Height -

Build Only - Projects with individual sites up to 9 Units

This lot encompasses all types of low rise housing up to 11m in height but typically up to 4 storeys high. This lot is for Build Only projects, companies applying to and appointed to this lot will not be required to offer a design service.

Call off contracts tendered through this lot will be for projects whereby each individual site comprises of up to 9 units.

This encompasses (but is not limited to) houses, bungalows, flats, apartments, key worker accommodation, temporary accommodation and mixed use sites.

In addition, where required associated groundworks, demolition works and other associated works can be included in a call off project.

**II.2.5) Award criteria**

Quality criterion - Name: Technical Capability / Weighting: 60%

Quality criterion - Name: Regional Capability / Weighting: 20%

Price - Weighting: 20%

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

Duration in months

48

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:

LHC will use the criteria set out in the SQ document and this Contract Notice to shortlist Bidders to be taken through to the ITT stage.

All Bidders who pass the exclusion and eligibility requirements, and achieve a minimum of 50 percent (of a possible 100 percent) from the scored shortlisting criteria will be invited to the ITT stage. The scored shortlist assessment criteria will be based on the following topics:

- Case studies
- Project and Risk Management
- Construction Phase Health and Safety
- Customer Service
- Approach to Handover
- Cost Planning
- Considerate Constructors Scheme
- Regional Capability and Experience
- Approach to the Procurement and Management of the Supply Chain

As such LHC do not have a maximum number of candidates that we will shortlist and following the assessment of the selection stage submissions, LHC will shortlist to ITT stage all candidates that meet the minimum score threshold of 50 percent.

#### **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) Description**

### **II.2.1) Title**

Low Rise Housing up to 11m Floor Height- Projects with Individual Sites up to 9 Units - DESIGN AND BUILD

Lot No

2

### **II.2.2) Additional CPV code(s)**

- 45100000 - Site preparation work
- 45211100 - Construction work for houses
- 45211300 - Houses construction work
- 45211350 - Multi-functional buildings construction work
- 45211341 - Flats construction work
- 45211360 - Urban development construction work
- 45215210 - Construction work for subsidised residential accommodation
- 45215212 - Retirement home construction work
- 45215213 - Nursing home construction work
- 45215214 - Residential homes construction work
- 45215215 - Children's home construction work
- 45211200 - Sheltered housing construction work
- 45211340 - Multi-dwelling buildings construction work
- 45211000 - Construction work for multi-dwelling buildings and individual houses

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

NUTS codes

- UKM5 - North Eastern Scotland

- UKM6 - Highlands and Islands
- UKM7 - Eastern Scotland
- UKM8 - West Central Scotland
- UKM9 - Southern Scotland
- UKM - Scotland

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

Lot 2 encompasses all types of low rise housing up to 11m in height but typically up to 4 storeys high.

Companies applying to and appointed to this lot will be required to offer a full design and build service.

Call off contracts tendered through this lot will be for projects whereby each individual site comprises of up to 9 units.

This encompasses (but is not limited to) houses, bungalows, flats, apartments, key worker accommodation, temporary accommodation and mixed use sites.

In addition, where required associated groundworks, demolition works and other associated works can be included in a call off project.

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

Quality criterion - Name: Technical Capability / Weighting: 60%

Quality criterion - Name: Regional Capability / Weighting: 20%

Price - Weighting: 20%

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

Duration in months

48

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:

LHC will use the criteria set out in the SQ document and this Contract Notice to shortlist Bidders to be taken through to the ITT stage.

All Bidders who pass the exclusion and eligibility requirements, and achieve a minimum of 50 percent (of a possible 100 percent) from the scored shortlisting criteria will be invited to the ITT stage. The scored shortlist assessment criteria will be based on the following topics:

- Case studies
- Project and Risk Management
- Construction Phase Health and Safety

- Customer Service
- Approach to Handover
- Cost Planning
- Considerate Constructors Scheme
- Regional Capability and Experience
- Approach to the Procurement and Management of the Supply Chain

As such LHC do not have a maximum number of candidates that we will shortlist and following the assessment of the selection stage submissions, LHC will shortlist to ITT stage all candidates that meet the minimum score threshold of 50 percent.

#### **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) Description**

#### **II.2.1) Title**

Low Rise Housing up to 11m Floor Height - Projects with Individual Sites of 10 to 30 Units

Lot No

3

#### **II.2.2) Additional CPV code(s)**

- 45211100 - Construction work for houses
- 45211200 - Sheltered housing construction work

- 45211300 - Houses construction work
- 45211340 - Multi-dwelling buildings construction work
- 45211341 - Flats construction work
- 45211350 - Multi-functional buildings construction work
- 45215210 - Construction work for subsidised residential accommodation
- 45215213 - Nursing home construction work
- 45215212 - Retirement home construction work
- 45215214 - Residential homes construction work
- 45100000 - Site preparation work
- 45211360 - Urban development construction work
- 45211000 - Construction work for multi-dwelling buildings and individual houses

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

NUTS codes

- UKM5 - North Eastern Scotland
- UKM6 - Highlands and Islands
- UKM7 - Eastern Scotland
- UKM8 - West Central Scotland
- UKM9 - Southern Scotland
- UKM - Scotland

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

Lot 3 encompasses all types of low rise housing up to 11m in height but typically up to 4 storeys high.

Companies applying to and appointed to this lot will be required to offer a full design and build service.

Call off contracts tendered through this lot will be for projects whereby each individual site comprises of between 10 to 30 Units

This encompasses (but is not limited to) houses, bungalows, flats, apartments, key worker accommodation, temporary accommodation and mixed use sites.

In addition, where required associated groundworks, demolition works and other associated works can be included in a call off project.

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

Quality criterion - Name: Technical Capability / Weighting: 60%

Quality criterion - Name: Regional Capability / Weighting: 20%

Price - Weighting: 20%

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

Duration in months

48

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:

LHC will use the criteria set out in the SQ document and this Contract Notice to shortlist Bidders to be taken through to the ITT stage.

All Bidders who pass the exclusion and eligibility requirements, and achieve a minimum of 50 percent (of a possible 100 percent) from the scored shortlisting criteria will be invited to the ITT stage. The scored shortlist assessment criteria will be based on the following topics:

- Case studies
- Project and Risk Management
- Construction Phase Health and Safety
- Customer Service
- Approach to Handover
- Cost Planning
- Considerate Constructors Scheme
- Regional Capability and Experience
- Approach to the Procurement and Management of the Supply Chain

As such LHC do not have a maximum number of candidates that we will shortlist and following the assessment of the selection stage submissions, LHC will shortlist to ITT stage all candidates that meet the minimum score threshold of 50 percent.

#### **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) Description**

### **II.2.1) Title**

Low Rise Housing up to 11m Floor Height - Projects with Individual Sites of 31 to 50 Units

Lot No

4

### **II.2.2) Additional CPV code(s)**

- 45211000 - Construction work for multi-dwelling buildings and individual houses
- 45211100 - Construction work for houses
- 45211300 - Houses construction work
- 45211340 - Multi-dwelling buildings construction work
- 45211200 - Sheltered housing construction work
- 45211341 - Flats construction work
- 45211350 - Multi-functional buildings construction work
- 45215210 - Construction work for subsidised residential accommodation
- 45215212 - Retirement home construction work
- 45215213 - Nursing home construction work
- 45215214 - Residential homes construction work
- 45100000 - Site preparation work
- 45211360 - Urban development construction work

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

NUTS codes

- UKM5 - North Eastern Scotland
- UKM6 - Highlands and Islands
- UKM7 - Eastern Scotland
- UKM8 - West Central Scotland
- UKM9 - Southern Scotland
- UKM - Scotland

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

Lot 4 encompasses all types of low rise housing up to 11m in height but typically up to 4 storeys high.

Companies applying to and appointed to this lot will be required to offer a full design and build service.

Call off contracts tendered through this lot will be for projects whereby each individual site comprises of between 31 to 50 units.

This encompasses (but is not limited to) houses, bungalows, flats, apartments, key worker accommodation, temporary accommodation and mixed use sites.

In addition, where required associated groundworks, demolition works and other associated works can be included in a call off project.

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

Quality criterion - Name: Technical Capability / Weighting: 60%

Quality criterion - Name: Regional Capability / Weighting: 20%

Price - Weighting: 20%

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

Duration in months

48

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:

LHC will use the criteria set out in the SQ document and this Contract Notice to shortlist Bidders to be taken through to the ITT stage.

All Bidders who pass the exclusion and eligibility requirements, and achieve a minimum of 50 percent (of a possible 100 percent) from the scored shortlisting criteria will be invited to the ITT stage. The scored shortlist assessment criteria will be based on the following topics:

- Case studies

- Project and Risk Management
- Construction Phase Health and Safety
- Customer Service
- Approach to Handover
- Cost Planning
- Considerate Constructors Scheme
- Regional Capability and Experience
- Approach to the Procurement and Management of the Supply Chain

As such LHC do not have a maximum number of candidates that we will shortlist and following the assessment of the selection stage submissions, LHC will shortlist to ITT stage all candidates that meet the minimum score threshold of 50 percent.

#### **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) Description**

#### **II.2.1) Title**

Low Rise Housing up to 11m Floor Height - Projects With Individual Sites of 51 to 100 Units

Lot No

5

## **II.2.2) Additional CPV code(s)**

- 45211100 - Construction work for houses
- 45211200 - Sheltered housing construction work
- 45211340 - Multi-dwelling buildings construction work
- 45211300 - Houses construction work
- 45211341 - Flats construction work
- 45215210 - Construction work for subsidised residential accommodation
- 45215212 - Retirement home construction work
- 45215213 - Nursing home construction work
- 45215214 - Residential homes construction work
- 45215215 - Children's home construction work
- 45100000 - Site preparation work
- 45211360 - Urban development construction work
- 45211000 - Construction work for multi-dwelling buildings and individual houses

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

NUTS codes

- UKM5 - North Eastern Scotland
- UKM6 - Highlands and Islands
- UKM7 - Eastern Scotland
- UKM8 - West Central Scotland
- UKM9 - Southern Scotland
- UKM - Scotland

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

Lot 5 encompasses all types of low rise housing up to 11m in height but typically up to 4 storeys high.

Companies applying to and appointed to this lot will be required to offer a full design and

build service.

Call off contracts tendered through this lot will be for projects whereby each individual site comprises of between 51 to 100 units.

This encompasses (but is not limited to) houses, bungalows, flats, apartments, key worker accommodation, temporary accommodation and mixed use sites.

In addition, where required associated groundworks, demolition works and other associated works can be included in a call off project.

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

Quality criterion - Name: Technical Capability / Weighting: 60%

Quality criterion - Name: Regional Capability / Weighting: 20%

Price - Weighting: 20%

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

Duration in months

48

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:

LHC will use the criteria set out in the SQ document and this Contract Notice to shortlist Bidders to be taken through to the ITT stage.

All Bidders who pass the exclusion and eligibility requirements, and achieve a minimum of 50 percent (of a possible 100 percent) from the scored shortlisting criteria will be invited to the ITT stage. The scored shortlist assessment criteria will be based on the following topics:

- Case studies
- Project and Risk Management
- Construction Phase Health and Safety
- Customer Service
- Approach to Handover
- Cost Planning
- Considerate Constructors Scheme
- Regional Capability and Experience
- Approach to the Procurement and Management of the Supply Chain

As such LHC do not have a maximum number of candidates that we will shortlist and following the assessment of the selection stage submissions, LHC will shortlist to ITT

stage all candidates that meet the minimum score threshold of 50 percent.

### **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) Description**

### **II.2.1) Title**

Low Rise Housing up to 11m Floor Height - Projects With Individual Sites of Over 100 Units

Lot No

6

### **II.2.2) Additional CPV code(s)**

- 45211100 - Construction work for houses
- 45211200 - Sheltered housing construction work
- 45211300 - Houses construction work
- 45211340 - Multi-dwelling buildings construction work
- 45211350 - Multi-functional buildings construction work
- 45211360 - Urban development construction work
- 45215210 - Construction work for subsidised residential accommodation
- 45215212 - Retirement home construction work
- 45215213 - Nursing home construction work
- 45215215 - Children's home construction work

- 45215214 - Residential homes construction work
- 45100000 - Site preparation work
- 45211341 - Flats construction work
- 45211000 - Construction work for multi-dwelling buildings and individual houses

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

NUTS codes

- UKM5 - North Eastern Scotland
- UKM6 - Highlands and Islands
- UKM7 - Eastern Scotland
- UKM8 - West Central Scotland
- UKM9 - Southern Scotland
- UKM - Scotland

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

Lot 6 encompasses all types of low rise housing up to 11m in height but typically up to 4 storeys high.

Companies applying to and appointed to this lot will be required to offer a full design and build service.

Call off contracts tendered through this lot will be for projects whereby each individual site comprises of over 100 units.

This encompasses (but is not limited to) houses, bungalows, flats, apartments, key worker accommodation, temporary accommodation and mixed use sites.

In addition, where required associated groundworks, demolition works and other associated works can be included in a call off project.

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

Quality criterion - Name: Technical Capability / Weighting: 60%

Quality criterion - Name: Regional Capability / Weighting: 20%

Price - Weighting: 20%

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

Duration in months

48

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:

LHC will use the criteria set out in the SQ document and this Contract Notice to shortlist Bidders to be taken through to the ITT stage.

All Bidders who pass the exclusion and eligibility requirements, and achieve a minimum of 50 percent (of a possible 100 percent) from the scored shortlisting criteria will be invited to the ITT stage. The scored shortlist assessment criteria will be based on the following topics:

- Case studies
- Project and Risk Management
- Construction Phase Health and Safety
- Customer Service
- Approach to Handover
- Cost Planning
- Considerate Constructors Scheme
- Regional Capability and Experience
- Approach to the Procurement and Management of the Supply Chain

As such LHC do not have a maximum number of candidates that we will shortlist and following the assessment of the selection stage submissions, LHC will shortlist to ITT stage all candidates that meet the minimum score threshold of 50 percent.

#### **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) Description**

### **II.2.1) Title**

Medium Rise Developments with Floor Heights Between 11m and 30m

Lot No

9

### **II.2.2) Additional CPV code(s)**

- 45211000 - Construction work for multi-dwelling buildings and individual houses
- 45211100 - Construction work for houses
- 45211300 - Houses construction work
- 45215210 - Construction work for subsidised residential accommodation
- 45211360 - Urban development construction work
- 45211341 - Flats construction work
- 45211340 - Multi-dwelling buildings construction work
- 45211350 - Multi-functional buildings construction work
- 45215214 - Residential homes construction work

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

NUTS codes

- UKM5 - North Eastern Scotland
- UKM6 - Highlands and Islands
- UKM7 - Eastern Scotland
- UKM8 - West Central Scotland
- UKM9 - Southern Scotland
- UKM - Scotland

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

Lot 9 covers projects for Medium rise developments with floor heights between 11m and 30m, covering flats/apartments and mixed use projects.

Companies applying to and appointed to this lot will be required to offer a full design and build service.

In addition, where required associated groundworks, demolition works and other associated works can be included in a call off project.

**II.2.5) Award criteria**

Quality criterion - Name: Technical Capability / Weighting: 60%

Quality criterion - Name: Regional Capability / Weighting: 20%

Price - Weighting: 20%

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

Duration in months

48

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:

LHC will use the criteria set out in the SQ document and this Contract Notice to shortlist Bidders to be taken through to the ITT stage.

All Bidders who pass the exclusion and eligibility requirements, and achieve a minimum of 50 percent (of a possible 100 percent) from the scored shortlisting criteria will be invited to the ITT stage. The scored shortlist assessment criteria will be based on the following topics:

- Case studies
- Project and Risk Management
- Construction Phase Health and Safety
- Customer Service
- Approach to Handover
- Cost Planning
- Considerate Constructors Scheme
- Regional Capability and Experience
- Approach to the Procurement and Management of the Supply Chain

As such LHC do not have a maximum number of candidates that we will shortlist and following the assessment of the selection stage submissions, LHC will shortlist to ITT stage all candidates that meet the minimum score threshold of 50 percent.

#### **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) Description**

### **II.2.1) Title**

High Rise Developments with Floor Heights Over 30m

Lot No

10

### **II.2.2) Additional CPV code(s)**

- 45211000 - Construction work for multi-dwelling buildings and individual houses
- 45211100 - Construction work for houses
- 45211300 - Houses construction work
- 45211350 - Multi-functional buildings construction work
- 45211340 - Multi-dwelling buildings construction work
- 45211341 - Flats construction work
- 45215214 - Residential homes construction work
- 45100000 - Site preparation work

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

NUTS codes

- UKM5 - North Eastern Scotland
- UKM6 - Highlands and Islands
- UKM7 - Eastern Scotland
- UKM8 - West Central Scotland

- UKM9 - Southern Scotland
- UKM - Scotland

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

Lot 10 covers projects for high rise developments with floor heights over 30m, covering flats/apartments and mixed use projects.

Companies applying to and appointed to this lot will be required to offer a full design and build service.

In addition, where required associated groundworks, demolition works and other associated works can be included in a call off project.

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

Quality criterion - Name: Technical Capability / Weighting: 60%

Quality criterion - Name: Regional Capability / Weighting: 20%

Price - Weighting: 20%

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

Duration in months

48

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:

LHC will use the criteria set out in the SQ document and this Contract Notice to shortlist Bidders to be taken through to the ITT stage.

All Bidders who pass the exclusion and eligibility requirements, and achieve a minimum of 50 percent (of a possible 100 percent) from the scored shortlisting criteria will be invited to the ITT stage. The scored shortlist assessment criteria will be based on the following topics:

- Case studies
- Project and Risk Management
- Construction Phase Health and Safety
- Customer Service
- Approach to Handover
- Cost Planning
- Considerate Constructors Scheme
- Regional Capability and Experience

- Approach to the Procurement and Management of the Supply Chain

As such LHC do not have a maximum number of candidates that we will shortlist and following the assessment of the selection stage submissions, LHC will shortlist to ITT stage all candidates that meet the minimum score threshold of 50 percent.

#### **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) Description**

#### **II.2.1) Title**

Refurbishment, Conversions, Extensions and Adaptions - Projects up to 2m GBP

Lot No

11

#### **II.2.2) Additional CPV code(s)**

- 45211000 - Construction work for multi-dwelling buildings and individual houses
- 45211100 - Construction work for houses
- 45211200 - Sheltered housing construction work
- 45211341 - Flats construction work
- 45211340 - Multi-dwelling buildings construction work
- 45211350 - Multi-functional buildings construction work
- 45211360 - Urban development construction work
- 45215210 - Construction work for subsidised residential accommodation

- 45215212 - Retirement home construction work
- 45215213 - Nursing home construction work
- 45215214 - Residential homes construction work
- 45215215 - Children's home construction work

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

NUTS codes

- UKM5 - North Eastern Scotland
- UKM6 - Highlands and Islands
- UKM7 - Eastern Scotland
- UKM8 - West Central Scotland
- UKM9 - Southern Scotland

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

Lot 11 allows for a variety of projects including (but not limited to) the following types of projects:

-Refurbishment of individual properties

-Extensions and upgrades of existing properties for adaptations

-Extension of existing buildings

-‘Room on the roof’ adaptations

-Adaptions of existing areas within residential properties (e.g. conversion of public areas to flats, infill projects, garage conversions etc)

-Conversion of commercial properties to residential use

Call off contracts tendered through this lot will be for projects with a value up to 2m GBP

In addition, where required associated groundworks, demolition works and other associated works can be included in a call off project.

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

Quality criterion - Name: Technical Capability / Weighting: 60%

Quality criterion - Name: Regional Capability / Weighting: 20%

Price - Weighting: 20%

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

Duration in months

48

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:

LHC will use the criteria set out in the SQ document and this Contract Notice to shortlist Bidders to be taken through to the ITT stage.

All Bidders who pass the exclusion and eligibility requirements, and achieve a minimum of 50 percent (of a possible 100 percent) from the scored shortlisting criteria will be invited to the ITT stage. The scored shortlist assessment criteria will be based on the following topics:

- Case studies
- Project and Risk Management
- Construction Phase Health and Safety
- Customer Service
- Approach to Handover
- Cost Planning
- Considerate Constructors Scheme
- Regional Capability and Experience
- Approach to the Procurement and Management of the Supply Chain

As such LHC do not have a maximum number of candidates that we will shortlist and following the assessment of the selection stage submissions, LHC will shortlist to ITT stage all candidates that meet the minimum score threshold of 50 percent.

#### **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) Description**

### **II.2.1) Title**

Refurbishment, Conversions, Extensions and Adaptions - Projects Over 2m GBP

Lot No

12

### **II.2.2) Additional CPV code(s)**

- 45211000 - Construction work for multi-dwelling buildings and individual houses
- 45211100 - Construction work for houses
- 45211200 - Sheltered housing construction work
- 45211300 - Houses construction work
- 45211340 - Multi-dwelling buildings construction work
- 45211341 - Flats construction work
- 45211350 - Multi-functional buildings construction work
- 45211360 - Urban development construction work
- 45215210 - Construction work for subsidised residential accommodation
- 45215212 - Retirement home construction work
- 45215213 - Nursing home construction work
- 45215214 - Residential homes construction work
- 45215215 - Children's home construction work
- 45100000 - Site preparation work

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

NUTS codes

- UKM5 - North Eastern Scotland

- UKM6 - Highlands and Islands
- UKM7 - Eastern Scotland
- UKM8 - West Central Scotland
- UKM9 - Southern Scotland

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

Lot 12 allows for a variety of projects including (but not limited to) the following types of projects:

- Refurbishment of individual properties
- Extensions and upgrades of existing properties for adaptations
- Extension of existing buildings
- ‘Room on the roof’ adaptations
- Adaptions of existing areas within residential properties (e.g. conversion of public areas to flats, infill projects, garage conversions etc)
- Conversion of commercial properties to residential use

Call off contracts tendered through this lot will be for projects with a value over 2m GBP

In addition, where required associated groundworks, demolition works and other associated works can be included in a call off project.

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

Quality criterion - Name: Technical Capability / Weighting: 60%

Quality criterion - Name: Regional Capability / Weighting: 20%

Price - Weighting: 20%

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

Duration in months

48

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:

LHC will use the criteria set out in the SQ document and this Contract Notice to shortlist Bidders to be taken through to the ITT stage.

All Bidders who pass the exclusion and eligibility requirements, and achieve a minimum of 50 percent (of a possible 100 percent) from the scored shortlisting criteria will be invited to the ITT stage. The scored shortlist assessment criteria will be based on the following topics:

- Case studies

- Project and Risk Management
- Construction Phase Health and Safety
- Customer Service
- Approach to Handover
- Cost Planning
- Considerate Constructors Scheme
- Regional Capability and Experience
- Approach to the Procurement and Management of the Supply Chain

As such LHC do not have a maximum number of candidates that we will shortlist and following the assessment of the selection stage submissions, LHC will shortlist to ITT stage all candidates that meet the minimum score threshold of 50 percent.

#### **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) Description**

### **II.2.1) Title**

Groundworks and Site Preparation for New Build Housing Projects - Projects up to 2m GBP

Lot No

13

### **II.2.2) Additional CPV code(s)**

- 45100000 - Site preparation work
- 45113000 - Siteworks
- 45211100 - Construction work for houses
- 45211300 - Houses construction work
- 45211340 - Multi-dwelling buildings construction work
- 45200000 - Works for complete or part construction and civil engineering work
- 34928530 - Street lamps
- 45111240 - Ground-drainage work
- 45232451 - Drainage and surface works
- 45232450 - Drainage construction works
- 45211341 - Flats construction work

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

NUTS codes

- UKM5 - North Eastern Scotland
- UKM6 - Highlands and Islands
- UKM7 - Eastern Scotland
- UKM8 - West Central Scotland
- UKM9 - Southern Scotland
- UKM - Scotland

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

Lot 13 has been designed to allow for the procurement of the following works as standalone works projects:

- Site Set up,
- Retaining walls

- Drainage and Services
- Site hoarding
- Temporary service to site
- Associated works
- Adoptable Roadways
- Street lights
- Main foul and surface water drainage
- Civils work that may be required
- Ground stabilisation

Call off contracts tendered through this lot will be for projects with a value up to 2m GBP

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

Quality criterion - Name: Technical Capability / Weighting: 60%

Quality criterion - Name: Regional Capability / Weighting: 20%

Price - Weighting: 20%

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

Duration in months

48

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:

LHC will use the criteria set out in the SQ document and this Contract Notice to shortlist Bidders to be taken through to the ITT stage.

All Bidders who pass the exclusion and eligibility requirements, and achieve a minimum of 50 percent (of a possible 100 percent) from the scored shortlisting criteria will be invited to the ITT stage. The scored shortlist assessment criteria will be based on the following topics:

- Case studies
- Project and Risk Management
- Construction Phase Health and Safety
- Customer Service
- Approach to Handover
- Cost Planning

- Considerate Constructors Scheme
- Regional Capability and Experience
- Approach to the Procurement and Management of the Supply Chain

As such LHC do not have a maximum number of candidates that we will shortlist and following the assessment of the selection stage submissions, LHC will shortlist to ITT stage all candidates that meet the minimum score threshold of 50 percent.

### **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) Description**

### **II.2.1) Title**

Groundworks and Site Preparation for New Build Housing Projects- Projects Over 2m GBP

Lot No

14

### **II.2.2) Additional CPV code(s)**

- 45100000 - Site preparation work
- 45113000 - Siteworks
- 45211100 - Construction work for houses
- 45211300 - Houses construction work
- 45211340 - Multi-dwelling buildings construction work

- 45211341 - Flats construction work
- 45200000 - Works for complete or part construction and civil engineering work
- 34928530 - Street lamps
- 45111240 - Ground-drainage work
- 45232451 - Drainage and surface works
- 45232450 - Drainage construction works

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

NUTS codes

- UKM5 - North Eastern Scotland
- UKM6 - Highlands and Islands
- UKM7 - Eastern Scotland
- UKM8 - West Central Scotland
- UKM9 - Southern Scotland
- UKM - Scotland

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

Lot 14 has been designed to allow for the procurement of the following works as standalone works:

- Site Set up,
- Retaining walls
- Drainage and Services
- Site hoarding
- Temporary service to site
- Associated works
- Adoptable Roadways
- Street lights

- Main foul and surface water drainage
- Civils work that may be required
- Ground stabilisation

Call off contracts tendered through this lot will be for projects with a value over 2m GBP

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

Quality criterion - Name: Technical Capability / Weighting: 60%

Quality criterion - Name: Regional Capability / Weighting: 20%

Price - Weighting: 20%

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

Duration in months

48

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:

LHC will use the criteria set out in the SQ document and this Contract Notice to shortlist Bidders to be taken through to the ITT stage.

All Bidders who pass the exclusion and eligibility requirements, and achieve a minimum of 50 percent (of a possible 100 percent) from the scored shortlisting criteria will be invited to the ITT stage. The scored shortlist assessment criteria will be based on the following topics:

- Case studies
- Project and Risk Management
- Construction Phase Health and Safety
- Customer Service
- Approach to Handover
- Cost Planning
- Considerate Constructors Scheme
- Regional Capability and Experience
- Approach to the Procurement and Management of the Supply Chain

As such LHC do not have a maximum number of candidates that we will shortlist and following the assessment of the selection stage submissions, LHC will shortlist to ITT stage all candidates that meet the minimum score threshold of 50 percent.

#### **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) Description**

### **II.2.1) Title**

Demolition, Decontamination and Associated Site Enabling Works - Projects up to 2m GBP

Lot No

15

### **II.2.2) Additional CPV code(s)**

- 45111000 - Demolition, site preparation and clearance work
- 45111100 - Demolition work
- 45112000 - Excavating and earthmoving work
- 45112340 - Soil-decontamination work
- 45110000 - Building demolition and wrecking work and earthmoving work
- 45100000 - Site preparation work
- 45111250 - Ground investigation work

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

NUTS codes

- UKM5 - North Eastern Scotland
- UKM6 - Highlands and Islands
- UKM7 - Eastern Scotland

- UKM8 - West Central Scotland
- UKM9 - Southern Scotland
- UKM - Scotland

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

The scope of Lot 15 will include the demolition, clearance and decontamination of a construction site to enable further development works to commence. These services may include:

- Demolition
- Site clearance
- Diversion and/or disconnection of existing site services
- Geotechnical and exploratory ground investigation and surveys
- Separation from existing buildings
- Decontamination.
- Ground improvement and/or compaction.
- Creation of access routes, ramps, security provisions and signage
- Provision of utilities to the site (temporary or permanent)

Call off contracts tendered through this lot will be for projects with a value up to 2m GBP

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

Quality criterion - Name: Technical Capability / Weighting: 60%

Quality criterion - Name: Regional Capability / Weighting: 20%

Price - Weighting: 20%

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

Duration in months

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:

LHC will use the criteria set out in the SQ document and this Contract Notice to shortlist Bidders to be taken through to the ITT stage.

All Bidders who pass the exclusion and eligibility requirements, and achieve a minimum of 50 percent (of a possible 100 percent) from the scored shortlisting criteria will be invited to the ITT stage. The scored shortlist assessment criteria will be based on the following topics:

- Case studies
- Project and Risk Management
- Construction Phase Health and Safety
- Customer Service
- Approach to Handover
- Cost Planning
- Considerate Constructors Scheme
- Regional Capability and Experience
- Approach to the Procurement and Management of the Supply Chain

As such LHC do not have a maximum number of candidates that we will shortlist and following the assessment of the selection stage submissions, LHC will shortlist to ITT stage all candidates that meet the minimum score threshold of 50 percent.

#### **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) Description**

### **II.2.1) Title**

Demolition, Decontamination and Associated Site Enabling Works - Projects Over 2m GBP

Lot No

16

**II.2.2) Additional CPV code(s)**

- 45111000 - Demolition, site preparation and clearance work
- 45111100 - Demolition work
- 45111200 - Site preparation and clearance work
- 45111220 - Scrub-removal work
- 45111250 - Ground investigation work
- 45112000 - Excavating and earthmoving work
- 45112340 - Soil-decontamination work
- 45110000 - Building demolition and wrecking work and earthmoving work
- 45100000 - Site preparation work

**II.2.3) Place of performance**

NUTS codes

- UKM5 - North Eastern Scotland
- UKM6 - Highlands and Islands
- UKM7 - Eastern Scotland
- UKM8 - West Central Scotland
- UKM9 - Southern Scotland
- UKM - Scotland

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

Lot 16 will include the demolition, clearance and decontamination of a construction site to enable further development works to commence. These services may include:

-Demolition

-Site clearance

-Diversion and/or disconnection of existing site services

- Geotechnical and exploratory ground investigation and surveys
- Separation from existing buildings
- Decontamination.
- Ground improvement and/or compaction.
- Creation of access routes, ramps, security provisions and signage
- Provision of utilities to the site (temporary or permanent)

Call off contracts tendered through this lot will be for projects with a value over 2m GBP

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

Quality criterion - Name: Technical Capability / Weighting: 60%

Quality criterion - Name: Regional Capability / Weighting: 20%

Price - Weighting: 20%

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

Duration in months

48

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:

LHC will use the criteria set out in the SQ document and this Contract Notice to shortlist Bidders to be taken through to the ITT stage.

All Bidders who pass the exclusion and eligibility requirements, and achieve a minimum of 50 percent (of a possible 100 percent) from the scored shortlisting criteria will be invited to the ITT stage. The scored shortlist assessment criteria will be based on the following topics:

- Case studies
- Project and Risk Management
- Construction Phase Health and Safety
- Customer Service
- Approach to Handover
- Cost Planning
- Considerate Constructors Scheme
- Regional Capability and Experience
- Approach to the Procurement and Management of the Supply Chain

As such LHC do not have a maximum number of candidates that we will shortlist and following the assessment of the selection stage submissions, LHC will shortlist to ITT stage all candidates that meet the minimum score threshold of 50 percent.

#### **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) Description**

#### **II.2.1) Title**

Workstream 1 - Low Rise Housing up to 11m Floor Height Superlot

Lot No

17

#### **II.2.2) Additional CPV code(s)**

- 45211000 - Construction work for multi-dwelling buildings and individual houses

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

NUTS codes

- UKM5 - North Eastern Scotland
- UKM6 - Highlands and Islands
- UKM7 - Eastern Scotland
- UKM8 - West Central Scotland
- UKM9 - Southern Scotland

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

## Workstream 1 - Low Rise Housing up to 11m Floor Height Superlot

Bidders will not specifically apply to be on the Workstream 1 - Low Rise Housing up to 11m Floor Height Superlot. Following the evaluation process all companies appointed to one or more of the value bands within workstream 1 (lots 1 to 6) will be automatically added to the respective superlot. The superlot can be used for call off opportunities where one of the following criteria applies

- A client does not receive a suitable number of responses (either at EOI stage or call off tender stage) having advertised their opportunity through the appropriate lot, value band, and geographical area.

- Where there are insufficient Appointed Companies in the relevant lot, value band and geographical area to run the client's preferred call off procedure.

No ranking will be applied within the superlot, and call off will be through mini competition only.

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

Quality criterion - Name: Technical Capability / Weighting: 60%

Quality criterion - Name: Regional Capability / Weighting: 20%

Price - Weighting: 20%

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

Duration in months

48

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

### **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) Description**

### **II.2.1) Title**

Construction of Independent, Assisted and Residential Care Housing - Projects up to 65 units / dwellings

Lot No

7

### **II.2.2) Additional CPV code(s)**

- 45211000 - Construction work for multi-dwelling buildings and individual houses
- 45211200 - Sheltered housing construction work
- 45211300 - Houses construction work
- 45211340 - Multi-dwelling buildings construction work
- 45211350 - Multi-functional buildings construction work
- 45211341 - Flats construction work
- 45211360 - Urban development construction work
- 45215210 - Construction work for subsidised residential accommodation
- 45215212 - Retirement home construction work
- 45215213 - Nursing home construction work
- 45215214 - Residential homes construction work
- 45100000 - Site preparation work

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

NUTS codes

- UKM5 - North Eastern Scotland
- UKM6 - Highlands and Islands
- UKM7 - Eastern Scotland
- UKM8 - West Central Scotland
- UKM9 - Southern Scotland

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

Lot 7 covers the provision of specialist housing including Care Homes, Extra Care Housing, Sheltered Housing and Assisted Living Housing.

Companies applying to and appointed to this lot will be required to offer a full design and build service.

This lot will cover projects with individual sites up to 65 units / dwellings

In addition, where required associated groundworks, demolition works and other associated works can be included in a call off project.

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

Quality criterion - Name: Technical Capability / Weighting: 60%

Quality criterion - Name: Regional Capability / Weighting: 20%

Price - Weighting: 20%

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

Duration in months

48

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:

LHC will use the criteria set out in the SQ document and this Contract Notice to shortlist Bidders to be taken through to the ITT stage.

All Bidders who pass the exclusion and eligibility requirements, and achieve a minimum of 50 percent (of a possible 100 percent) from the scored shortlisting criteria will be invited to the ITT stage. The scored shortlist assessment criteria will be based on the following topics:

- Case studies
- Project and Risk Management
- Construction Phase Health and Safety
- Customer Service

- Approach to Handover
- Cost Planning
- Considerate Constructors Scheme
- Regional Capability and Experience
- Approach to the Procurement and Management of the Supply Chain

As such LHC do not have a maximum number of candidates that we will shortlist and following the assessment of the selection stage submissions, LHC will shortlist to ITT stage all candidates that meet the minimum score threshold of 50 percent.

#### **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) Description**

#### **II.2.1) Title**

Construction of Independent, Assisted and Residential Care Housing - Projects Over 65 units / dwellings

Lot No

8

#### **II.2.2) Additional CPV code(s)**

- 45211000 - Construction work for multi-dwelling buildings and individual houses
- 45211100 - Construction work for houses
- 45211300 - Houses construction work

- 45211340 - Multi-dwelling buildings construction work
- 45211341 - Flats construction work
- 45211350 - Multi-functional buildings construction work
- 45211360 - Urban development construction work
- 45211200 - Sheltered housing construction work
- 45215212 - Retirement home construction work
- 45215214 - Residential homes construction work
- 45215213 - Nursing home construction work
- 45100000 - Site preparation work

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

NUTS codes

- UKM5 - North Eastern Scotland
- UKM6 - Highlands and Islands
- UKM7 - Eastern Scotland
- UKM8 - West Central Scotland
- UKM9 - Southern Scotland
- UKM - Scotland

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

Lot 8 covers the provision of specialist housing including Care Homes, Extra Care Housing, Sheltered Housing and Assisted Living Housing.

Companies applying to and appointed to this lot will be required to offer a full design and build service.

This lot will cover projects with individual sites over 65 units / dwellings

In addition, where required associated groundworks, demolition works and other associated works can be included in a call off project.

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

Quality criterion - Name: Technical Capability / Weighting: 60%

Quality criterion - Name: Regional Capability / Weighting: 20%

Price - Weighting: 20%

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

Duration in months

48

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:

LHC will use the criteria set out in the SQ document and this Contract Notice to shortlist Bidders to be taken through to the ITT stage.

All Bidders who pass the exclusion and eligibility requirements, and achieve a minimum of 50 percent (of a possible 100 percent) from the scored shortlisting criteria will be invited to the ITT stage. The scored shortlist assessment criteria will be based on the following topics:

- Case studies
- Project and Risk Management
- Construction Phase Health and Safety
- Customer Service
- Approach to Handover
- Cost Planning
- Considerate Constructors Scheme
- Regional Capability and Experience
- Approach to the Procurement and Management of the Supply Chain

As such LHC do not have a maximum number of candidates that we will shortlist and following the assessment of the selection stage submissions, LHC will shortlist to ITT stage all candidates that meet the minimum score threshold of 50 percent.

#### **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) Description**

### **II.2.1) Title**

Workstream 3 - Medium to High Rise Developments with Floor Heights Above 11 m Superlot

Lot No

19

### **II.2.2) Additional CPV code(s)**

- 45211000 - Construction work for multi-dwelling buildings and individual houses

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

NUTS codes

- UKM5 - North Eastern Scotland
- UKM6 - Highlands and Islands
- UKM7 - Eastern Scotland
- UKM8 - West Central Scotland
- UKM9 - Southern Scotland

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

Bidders will not specifically apply to be on the Workstream 3 - Medium to High Rise Developments with Floor Heights Above 11m superlot.

Following the evaluation process all companies appointed to one or more of the value bands within workstream 3 (lots 9 and 10) will be automatically added to the respective superlot.

The superlot can be used for call off opportunities where one of the following criteria applies:

- A client does not receive a suitable number of responses (either at EOI stage or call off tender stage) having advertised their opportunity through the appropriate lot, value band,

and geographical area.

- Where there are insufficient Appointed Companies in the relevant lot, value band and geographical area to run the client's preferred call off procedure.

No ranking will be applied within the superlot, and call off will be through mini competition only.

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

Quality criterion - Name: Technical Capability / Weighting: 60%

Quality criterion - Name: Regional Capability / Weighting: 20%

Price - Weighting: 20%

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

Duration in months

48

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

#### **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

UKAS (or equivalent certified by a member of the International Accreditation Forum IAF) certificate of compliance in accordance with ISO 45001 (or equivalent).

UKAS (or equivalent certified by a member of the International Accreditation Forum IAF) independent third-party certificate of compliance with BS EN ISO 14001. Where a Bidder holds Constructionline Gold they can upload this as evidence of compliance.

UKAS (or equivalent certified by a member of the International Accreditation Forum IAF) accredited independent third-party certificate of compliance in accordance with BS EN ISO 9001 Where a Bidder holds Constructionline Gold they can upload this as evidence of compliance.

#### **Warranties**

Bidders will be required to offer a minimum 10-year warranty for all new build projects via NHBC or equivalent body (see specification). However Bidders should note a 12-year warranty may be required by clients for rental properties. If Bidders are any doubt regarding the suitability of the warranty your organisation can offer please contact the procurement team straight away with details of your accreditation using the messaging function within the e-tendering portal.

#### **Workstream 6 Demolition Only -**

Bidders to be a member of the National Federation of Demolition Contractors (NFDC) or the National Demolition Association (NDA)

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

Selection criteria as stated in the procurement documents

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

Selection criteria as stated in the procurement documents

### **III.2) Conditions related to the contract**

### **III.2.2) Contract performance conditions**

Performance management

As part of its monitoring of the performance of projects delivered through this framework, following completion

of each project LHC will require the relevant appointed company to provide project performance data based on

a standardised set of key performance metrics.

Social Value and community benefits

Successful bidders appointed to this framework will be expected to work with LHC and our clients to support

in the identification and subsequent delivery of social value and community benefits. As such, appointed

companies will be required to provide evidence to LHC for each project secured through this framework that

they have discussed and identified opportunities to deliver social value and/or community benefits in conjunction

with the project and subsequently delivered the identified opportunity

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## **Section IV. Procedure**

### **IV.1) Description**

#### **IV.1.1) Type of procedure**

Restricted procedure

#### **IV.1.3) Information about a framework agreement or a dynamic purchasing system**

The procurement involves the establishment of a framework agreement

Framework agreement with several operators

#### **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 000-000706](#)

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

Date

3 September 2021

Local time

12:00pm

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

15 December 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: 6 (from the date stated for receipt of tender)

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## Section VI. Complementary information

### VI.1) Information about recurrence

This is a recurrent procurement: No

### VI.3) Additional information

LHC is a joint committee of local authorities acting as a central purchasing body on behalf of Scottish Procurement Alliance. Thanks to their ongoing and collective feedback and input into the development of this framework and given the reach and scale of their portfolio, the framework is both designed and anticipated to support the vast majority of requirements. Consequently, other contracting authorities that were not specifically consulted in the development of this framework may nevertheless also deem the framework to offer a value for money procurement solution for their own requirements and may also use the framework.

As of the date of publication of this notice our frameworks may be used by all contracting authorities in Scotland as defined by the Public Contracts (Scotland) Regulations 2016 and as listed on <https://>

[www.scottishprocurement.scot/who-we-work-with/](http://www.scottishprocurement.scot/who-we-work-with/), including, but not limited to Registered social landlords (RSL's), tenant management organisations (TMOs) and arm's length management organisations (ALMOs), local authorities and any subsidiaries and joint-venture vehicles of those local authorities, health authorities, councils, boards and trusts, publicly funded schools, universities and further education establishments, colleges, police forces, fire and rescue services or registered charities.

The contracting authority does not intend to include a sub-contract clause (as per Section 25 of the Procurement Reform (Scotland) Act 2014) in this contract for the following reason:

As this is a tender for the establishment of a framework this is not appropriate but may be included in call off contracts

Community benefits are included in this requirement. For more information see: <http://www.publiccontractsscotland.gov.uk/info/InfoCentre.aspx?ID=2361>

LHC/SPA clients are required to consider community benefits on each and every contract. Bidders must beware that clients may add community benefit requirements in their call off contracts from this Framework including but not limited to:

— to generate employment and training opportunities for priority groups;

- vocational training;
- to up-skill the existing workforce;
- equality and diversity initiatives;
- to make sub-contracting opportunities available to SMEs, the third sector and supported businesses;
- supply-chain development activity;
- to build capacity in community organisations;
- educational support initiatives.

Please use the following link, and select LHC using the 'Portal' or 'Organisation' drop down filter to access the tender on LHC's eTendering

portal.

<https://procontract.due-north.com/Opportunities>

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:

The contracting authority does not intend to include a sub-contract clause (as per Section 25 of the Procurement Reform (Scotland) Act 2014) in this contract for the following reason:

As this is a tender for the establishment of a framework this is not appropriate but may be included in call off contracts.

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:

As a not-for-profit organisation, any surplus generated over the financial year is re-distributed into SPA's Community Benefit Fund. SPA's Executive Board members are eligible to apply for a portion of the fund each year to use for projects for their local community.

We work in partnership with Lintel Trust who manage the fund and support Executive

Board members in their delivery of community benefit projects, including sourcing match funding. Projects and causes must meet specific criteria determined by partners to ensure the Fund is used to support local needs and communities.

(SC Ref:660923)

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

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

Livingston Sheriff Court and Justice of the Peace Court

West Lothian Civic Centre, Howden South Road

Livingston

EH54 6FF

Country

United Kingdom

##### **VI.4.2) Body responsible for mediation procedures**

Livingston Sheriff Court and Justice of the Peace Court

West Lothian Civic Centre, Howden South Road

Livingston

EH54 6FF

Country

United Kingdom