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Tender

## **Dumbryden Gardens, Edinburgh - Eight New-Build Affordable Homes**

The City of Edinburgh Council

F02: Contract notice

Notice identifier: 2022/S 000-017319

Procurement identifier (OCID): ocds-h6vhtk-034a4c

Published 24 June 2022, 12:16pm

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

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

The City of Edinburgh Council

Waverley Court, 4 East Market Street

Edinburgh

EH8 8BG

#### **Contact**

Callum Ewan

#### **Email**

[Callum.ewan@edinburgh.gov.uk](mailto:Callum.ewan@edinburgh.gov.uk)

#### **Telephone**

+44 1314693922

#### **Country**

United Kingdom

**NUTS code**

UKM75 - Edinburgh, City of

**Internet address(es)**

Main address

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

Buyer's address

[https://www.publiccontractsscotland.gov.uk/search/Search\\_AuthProfile.aspx?ID=AA00290](https://www.publiccontractsscotland.gov.uk/search/Search_AuthProfile.aspx?ID=AA00290)

**I.3) Communication**

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

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

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

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

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

Regional or local authority

**I.5) Main activity**

General public services

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## **Section II: Object**

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

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

Dumbryden Gardens, Edinburgh - Eight New-Build Affordable Homes

Reference number

CT1147

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

- 45215214 - Residential homes construction work

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

Works

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

Construction of eight new-build affordable homes within the Wester Hailes area of Edinburgh. These homes are supported living accommodation for tenants, and consist of eight flats (2 wheelchair flats on ground floor), plus staff base. The development will be net-zero carbon. This opportunity may be of particular interest to small/medium sized housebuilders.

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

Value excluding VAT: £2,300,000

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

This contract is divided into lots: No

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

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

- 45215210 - Construction work for subsidised residential accommodation
- 45215214 - Residential homes construction work

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

NUTS codes

- UKM75 - Edinburgh, City of

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

The City of Edinburgh Council wishes to build a small-scale housing development in the Wester Hailes part of the city. The Homes will be for specialist supported living and number eight in total with a staff building. A contractor is sought to build these homes which are already designed. It is anticipated that this requirement will be of particular interest to the SME Contractor market

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

Quality criterion - Name: Quality / Weighting: 70

Price - Weighting: 30

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

Duration in months

12

This contract is subject to renewal

No

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

Maximum number: 5

Objective criteria for choosing the limited number of candidates:

Contained within "Instructions to Tender Document"

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

Variants will be accepted: No

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

Options: Yes

Description of options

While it is not anticipated at this time that any further work will be required on site, there may be expansion in future

### **II.2.13) Information about European Union Funds**

The procurement is related to a project and/or programme financed by European Union funds: No

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## **Section III. Legal, economic, financial and technical information**

### **III.1) Conditions for participation**

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

List and brief description of selection criteria

##### Exclusion Grounds

Part 3: Section A, B, C & D - 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

Part 4: Selection criteria - B: Economic and financial standing – Question 4B.1 - Bidders are required to have a minimum “general” annual turnover of 5,000,000 GBP for the last two financial years. Where a Bidder does not have an annual turnover of this value, the Council may exclude the Bidder from the competition or may apply discretion seeking supporting evidence to determine the Bidder’s suitability to proceed in the competition.

Part 4: Selection criteria - B: Economic and financial standing – Question 4B.4 - Bidders will be required provide the following information in response to 4B.4:

Current ratio for Current Year: 1.20

Current ratio for Prior Year: 1.20

The formula for calculating a Bidder’s current ratio is current assets divided by current liabilities. The acceptable range for each financial ratio is greater than 1.20. Where a Bidders’ current ratio is less than the acceptable value, the Council may exclude the Bidder from the competition or may apply discretion seeking supporting evidence to determine the Bidder’s suitability to proceed in the competition.

Part 4: Selection criteria - B: Economic and financial standing – Question 4B.5 - Bidders are required to hold, or commit to obtaining prior to the commencement of any subsequently awarded contract, the types and levels of insurance indicated below:

- a. Employers (Compulsory) Liability Insurance - 10M GBP
- b. Public Liability Insurance 10M GBP
- c. Professional Indemnity - 2M GBP

Where a Bidder does not hold or commit to obtaining the types and levels of insurance

indicated, the Council may exclude the Bidder from the competition.

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

List and brief description of selection criteria

Part 4: Selection Criteria - Technical and Professional Ability – Question 4C.1 – Bidders are required to answer the following questions:

Question 1 – 100%

Please provide up to two case studies that demonstrate your organisation's experience of delivering small scale affordable housing sites. These case studies must be for projects completed within the last 10 years.

The information you provide for each case study should, as a minimum, cover the following areas:

a description of the works or services delivered;

customer details, contract values & dates;

construction methodologies used on the project;

added value in the construction phase including, but not limited to, environmental initiatives, value engineering and community benefits.

Your response is limited to 2 A4 pages per Case Study excluding images and diagrams.

Higher marks will be allocated to project examples which address all these points in turn and evidence experience of successful delivery of affordable homes of a similar size and complexity.

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

#### **III.2.3) Information about staff responsible for the performance of the contract**

Obligation to indicate the names and professional qualifications of the staff assigned to performing the contract

## **Section IV. Procedure**

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

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

Restricted procedure

#### **IV.1.8) Information about the Government Procurement Agreement (GPA)**

The procurement is covered by the Government Procurement Agreement: Yes

### **IV.2) Administrative information**

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

Date

27 July 2022

Local time

12:00pm

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

22 August 2022

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

English

#### **IV.2.6) Minimum time frame during which the tenderer must maintain the tender**

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

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## **Section VI. Complementary information**

### **VI.1) Information about recurrence**

This is a recurrent procurement: No

### **VI.2) Information about electronic workflows**

Electronic ordering will be used

Electronic invoicing will be accepted

Electronic payment will be used

### **VI.3) Additional information**

It is a mandatory requirement of this Contract that a prompt payment clause is present in all supply chain Contracts used in the delivery of the requirements. This ensures payment of sub-contractors at all stages of the supply chain within 30 days and includes an obligation to provide a point of contact for sub-contractors to refer to in the case of payment difficulties. This will require active monitoring of payment performance as well as the provision of evidence and reports to the Council on request or as contractually scheduled.

The buyer is using PCS-Tender to conduct this PQQ exercise. The Project code is 21519. For more information see:

<http://www.publiccontractsscotland.gov.uk/info/InfoCentre.aspx?ID=2343>

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:

The tenderer shall be expected to offer Community Benefits in the delivery of the works.

(SC Ref:696350)

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

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

Sheriff Court

Sheriff Court House

27 Chambers Street

EH1 1LB

Country

United Kingdom

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

Court of Session

Parliament House

Parliament House Square

EH1 1RQ

Country

United Kingdom