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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

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

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

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

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)

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