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Tender

## **Renovation and Conversion of Listed Former Flax Mill, Silverburn Park**

Brownriggs

F02: Contract notice

Notice identifier: 2022/S 000-017337

Procurement identifier (OCID): ocds-h6vhtk-034a5e

Published 24 June 2022, 1:42pm

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

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

Brownriggs

Unit 16 Scion House, Stirling University Innovation Park

Stirling

FK9 4NF

#### **Contact**

Craig Dunsmore

#### **Email**

[craig.dunsmore@brownriggs.co.uk](mailto:craig.dunsmore@brownriggs.co.uk)

#### **Telephone**

+44 1786464998

#### **Fax**

+44 1786464621

**Country**

United Kingdom

**NUTS code**

UKM77 - Perth & Kinross and Stirling

**Internet address(es)**

Main address

<http://www.brownriggs.co.uk>

Buyer's address

[https://www.publiccontractsscotland.gov.uk/search/Search\\_AuthProfile.aspx?ID=AA21102](https://www.publiccontractsscotland.gov.uk/search/Search_AuthProfile.aspx?ID=AA21102)

**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

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

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

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

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

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

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

Other type

Fife Employment Access Trust

#### **I.5) Main activity**

Other activity

Mental Health Charity supporting clients back into the work place

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## **Section II: Object**

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

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

Renovation and Conversion of Listed Former Flax Mill, Silverburn Park

Reference number

4101

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

- 45262690 - Refurbishment of run-down buildings

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

Works

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

Renovation of existing listed former Flax Mill and extension including conservation works

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

Value excluding VAT: £6,700,000

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

This contract is divided into lots: No

## **II.2) Description**

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

- 45262690 - Refurbishment of run-down buildings

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

NUTS codes

- UKM72 - Clackmannanshire and Fife

Main site or place of performance

Listed Former Flax Mill, Silverburn Park, Leven

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

Renovation of existing listed former Flax Mill and extension including conservation works. Works comprising of the following:-

Demolition/downtakings

Underpinning works

Foundations/masonry/tanking

Limecrete floors and lime/sand screeds

Steelwork

Rot works, timber strengthening works, timber roof and floor repairs

Roof structures

Haki temporary roof coverings

Sinusoidal profile single skin roof coverings

Sarnafil roof coverings

Rooflights/louvres

Roof fall arrest system

Trace heating to valley gutters

Cast iron rainwater goods

Stairs/handrails/glass balustrades

Brick repairs/repointing brickwork/chimney works/indenting

Slappings/infilling of walls

Temporary supports

Metal stud walls and partitions

Wall lining systems

Glazed screens

Refurbishment of existing windows

Secondary glazing

Aluminium Windows and doors

Thresholds/cills/lintels

Specialist stone mason works

Conservation of metal works

Internal door sets

Automatic door sets

Wetwall and whiterock works

Vinyl/carpet floor coverings

Relay of existing bricks to floors

Plasterboard ceilings

Skim coat plaster works

Cavity fire barriers

Decoration works

Commercial kitchen

Self catering kitchens

IPS/Cubicles/Vanity units

Reception desk

Toilet accessories

Baby changing unit

Signage

Re-use/refurbishment of existing book cases

Sanitaryware

Disposal installations

Mechanical installations including Ground Source Heat Pump, heating, automatic controls, ventilation, hot and cold water installations, etc.

Electrical installations including lighting, power, fire detection, lightning protection, comms, security, induction loops, DDA compliance works, hand driers, etc.

Lift Installation

BWICS

External works comprising of site preparation works, soft landscaping, resin bond gravel paths, granite paths, recycled precast concrete slabs, Macadam works, cycle store, etc.

Potential car park works

Drainage works comprising of bio disc works, surface water soakaway, ACO drains, grease separator, manholes, inspection chambers pipes, pumping systems, etc.

Water, Electrical and BT service utility connections with associated tracks

Fire Hydrant works

Hard hat tours and some trainee placements

**II.2.5) Award criteria**

Quality criterion - Name: Quality Questionnaire / Weighting: 30

Price - Weighting: 70

**II.2.6) Estimated value**

Value excluding VAT: £6,700,000

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

Duration in months

30

This contract is subject to renewal

No

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

Envisaged number of candidates: 6

**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

Refer to SPD for further information

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

List and brief description of selection criteria

Refer to SPD

Minimum level(s) of standards possibly required

Employers Liability Insurance GBP 10M

Public Liability Insurance GBP 10M

Professional Indemnity Insurance GBP 5M

Contractors All Risks insurance GBP 10M

State the value(s) for the following financial ratio(s) for each of the last 3 years:

Current ratio (Current Assets/ Current liabilities)

Total net assets /(Liabilities)

The acceptable range for each financial ratio is:

Current ratio - minimum of 1

Total Net assets/(Liabilities) must be positive i.e. a net assets position

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

List and brief description of selection criteria

Refer to SPD

Minimum level(s) of standards possibly required

#### 4C.1

Provide information on 3nr relevant heritage projects that your organisation (as currently designated) has delivered, as main contractor, in the last 5 years. Projects should involve Category A or B listed buildings and should ideally be of a similar type and complexity to this project including a focus on sensitive conservation/adaptation of historic buildings and heritage significance.

The proposed works will be undertaken within a popular public park and adjacent to a campsite, motor home pitches and allotments. These facilities will remain open during the course of the works. Include details of how your organization has managed similar restrictions that ensured similar facilities remained operational and within a safe environment for the site operatives, and the general public.

Facilitating regular educational visits and training workshops during the construction period will be a contract requirement. Include examples where you have facilitated and contributed to similar arrangements.

The examples should also contain the following information:

- The accepted tender and final contract value
- The name, location and detailed scope of the project including any specialist sub-trades
- The original and eventual project duration and completion dates
- Your commentary on the successes and failures (if any) and lessons learned from each project
- Reference contacts from at least one accredited member of a construction related body e.g.

RIBA, RIAS, RICS, AABC, AAI, etc. (Note: a copy of all references are to be enclosed with submission along with contact details/numbers. All references will be contacted to discuss further)

#### 4C.2

State the number of current directors and directly employed persons who hold a conservation accreditation qualification from a nationally recognised body, or have received training in work specifically relating to historic buildings, or have hands-on experience of using traditional methods and materials? e.g. traditional masonry repairs, traditional joinery repairs, limecrete etc. Provide names, qualifications and relevant

experience details.

4C.6

Provide CVs showing relevant qualifications and experience of persons who will be directly involved in the management, planning and supervision of work on this project.

### **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

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## **Section IV. Procedure**

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

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

Restricted procedure

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

The procurement is covered by the Government Procurement Agreement: Yes

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

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

Date

12 August 2022

Local time

12:00pm

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

7 November 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.3) Additional information**

Existing plans/elevations and proposed plans/elevations attached within portal to provide tenderers with an overview of the project.

NOTE: To register your interest in this notice and obtain any additional information please visit the Public Contracts Scotland Web Site at

[https://www.publiccontractsscotland.gov.uk/Search/Search\\_Switch.aspx?ID=692769](https://www.publiccontractsscotland.gov.uk/Search/Search_Switch.aspx?ID=692769).

The buyer has indicated that it will accept electronic responses to this notice via the Postbox facility. A user guide is available at

[https://www.publiccontractsscotland.gov.uk/sitehelp/help\\_guides.aspx](https://www.publiccontractsscotland.gov.uk/sitehelp/help_guides.aspx).

Suppliers are advised to allow adequate time for uploading documents and to dispatch the electronic response well in advance of the closing time to avoid any last minute problems.

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:

Further information/details shall be provided at Stage 2 Tender process.

Bidders to provide a general indication of what they can provide in terms of Community Benefits.

(SC Ref:692769)

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

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

Kirkcaldy Sheriff Court

Kirkcaldy

Country

United Kingdom