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Tender

Design and construction of approximately 47 Housing units at Rullion Road Penicuik, Midlothian, Scotland

Midlothian Council

F02: Contract notice

Notice identifier: 2025/S 000-023029

Procurement identifier (OCID): ocds-h6vhtk-05181d

Published 20 May 2025, 10:14am

The closing date and time has been changed to:

10 July 2025, 12:00pm

See the [change notice](#).

Section I: Contracting authority

I.1) Name and addresses

Midlothian Council

Midlothian House, Buccleuch Street

Dalkeith

EH22 1DN

Contact

Hugh Meikle

Email

hugh.meikle@midlothian.gov.uk

Telephone

+44 1315615444

Country

United Kingdom

NUTS code

UKM73 - East Lothian and Midlothian

Internet address(es)

Main address

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

Buyer's address

https://www.publiccontractsscotland.gov.uk/search/Search_AuthProfile.aspx?ID=AA00336

I.2) Information about joint procurement

The contract is awarded by a central purchasing body

I.3) Communication

Access to the procurement documents is restricted. Further information can be obtained at

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

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

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

I.4) Type of the contracting authority

Regional or local authority

I.5) Main activity

Housing and community amenities

Section II: Object

II.1) Scope of the procurement

II.1.1) Title

Design and construction of approximately 47 Housing units at Rullion Road Penicuik, Midlothian, Scotland

Reference number

MID / 25 / 03

II.1.2) Main CPV code

- 45211300 - Houses construction work

II.1.3) Type of contract

Works

II.1.4) Short description

Design and construction of approximately 47 Housing units at Rullion Road Penicuik, Midlothian, Scotland utilising off site fabrication of a 2D closed panel system

II.1.5) Estimated total value

Value excluding VAT: £11,000,000

II.1.6) Information about lots

This contract is divided into lots: No

II.2) Description

II.2.2) Additional CPV code(s)

- 45210000 - Building construction work

II.2.3) Place of performance

NUTS codes

- UKM73 - East Lothian and Midlothian

Main site or place of performance

Penicuik, Midlothian, Scotland

II.2.4) Description of the procurement

Design and construction of approximately 47 Housing units at Rullion Road Penicuik, Midlothian, Scotland. The project will be awarded on a 2 stage basis. For stage 1 the successful tenderer will enter into a Pre-construction services agreement to develop the design, obtain all necessary regulatory consents and work up the cost on an open book basis. Once the scope and cost is agreed the parties will enter into a SBCC 2016 D&M contract to deliver the works in stage 2.

II.2.5) Award criteria

Quality criterion - Name: Programme and project execution / Weighting: 15

Quality criterion - Name: Proposed closed panel system / Weighting: 20

Quality criterion - Name: Experience and delivery / Weighting: 15

Quality criterion - Name: Design team / Weighting: 10

Price - Weighting: 40

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

Duration in months

20

This contract is subject to renewal

No

II.2.10) Information about variants

Variants will be accepted: No

II.2.11) Information about options

Options: No

II.2.13) Information about European Union Funds

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

Section III. Legal, economic, financial and technical information

III.1) Conditions for participation

III.1.2) 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.2.3) 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

Open procedure

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

The procurement is covered by the Government Procurement Agreement: No

IV.2) Administrative information

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

Originally published as:

Date

19 June 2025

Local time

12:00pm

Changed to:

Date

10 July 2025

Local time

12:00pm

See the [change notice](#).

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

English

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

tender

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

IV.2.7) Conditions for opening of tenders

Date

19 June 2025

Local time

12:00pm

Section VI. Complementary information

VI.1) Information about recurrence

This is a recurrent procurement: No

VI.3) Additional information

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=799285.

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

https://www.publiccontractsscotland.gov.uk/sitehelp/help_guides.aspx.

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

A sub-contract clause has been included in this contract. For more information see:

<http://www.publiccontractsscotland.gov.uk/info/InfoCentre.aspx?ID=2363>

Community benefits are included in this requirement. For more information see:

<https://www.gov.scot/policies/public-sector-procurement/community-benefits-in-procurement/>

A summary of the expected community benefits has been provided as follows:

Refer to ITT

(SC Ref:799285)

Download the ESPD document here:

https://www.publiccontractsscotland.gov.uk/ESPD/ESPD_Download.aspx?id=799285

VI.4) Procedures for review

VI.4.1) Review body

Sheriff Court

Sheriff Court House 27 Chambers Street

Edinburgh

EH1 1LB

Email

edinburgh@scotcourts.gov.uk

Telephone

+44 1312252525

Country

United Kingdom