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Contract

## **40-bed Kirkwall Care Facility, Orkney**

Orkney Islands Council

F03: Contract award notice

Notice identifier: 2022/S 000-024877

Procurement identifier (OCID): ocds-h6vhtk-02b472

Published 6 September 2022, 8:55am

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

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

Orkney Islands Council

Council Offices, School Place

Kirkwall

KW15 1NY

#### **Contact**

Glen Thomson

#### **Email**

[glen.thomson@orkney.gov.uk](mailto:glen.thomson@orkney.gov.uk)

#### **Telephone**

+44 01856873535

**Fax**

+44 01856876158

**Country**

United Kingdom

**NUTS code**

UKM65 - Orkney Islands

**Internet address(es)**

Main address

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

Buyer's address

[https://www.publiccontractsscotland.gov.uk/search/Search\\_AuthProfile.aspx?ID=AA00369](https://www.publiccontractsscotland.gov.uk/search/Search_AuthProfile.aspx?ID=AA00369)

**I.2) Information about joint procurement**

The contract is awarded by a central purchasing body

**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**

40-bed Kirkwall Care Facility, Orkney

Reference number

40/1230/P002

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

- 45210000 - Building construction work

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

Works

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

The aim of the project is to replace the existing aging St. Rognvald's House Care Home in Kirkwall, Orkney with a new modern Care Facility to provide high dependency care for the elderly in Kirkwall and the surrounding areas of Orkney. This new accommodation, with a capacity for 40 residents, will be of a timber kit construction with strip foundations built to meet the requirements of current legislation and the Care Inspectorate, and cater for a high degree of physical frailty and dementia.

The Care Facility is to be built on gently sloping green field site in Kirkwall, Orkney near to existing privately owned housing at Soulisquoy Loan and Glaitness Road, Kirkwall. Close by is also a leisure centre called Pickaquoy Centre. Works will also include the construction of a large SUDS basin on an adjacent green field site. The site is served from Soulisquoy Loan.

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

This contract is divided into lots: No

### **II.1.7) Total value of the procurement (excluding VAT)**

Value excluding VAT: £12,642,000

## **II.2) Description**

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

- 45215000 - Construction work for buildings relating to health and social services, for crematoriums and public conveniences

- 45215200 - Construction work for social services buildings
- 45215100 - Construction work for buildings relating to health

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

NUTS codes

- UKM65 - Orkney Islands

Main site or place of performance

Land near Soulisquoy Loan, Kirkwall, Orkney, Scotland

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

The aim of the project is to replace the existing aging St. Rognvald's House Care Home in Kirkwall, Orkney with a new modern Care Facility to provide high dependency care for the elderly in Kirkwall and the surrounding areas of Orkney. This new accommodation, with a capacity for 40 residents, will be of a timber kit construction with strip foundations built to meet the requirements of current legislation and the Care Inspectorate, and cater for a high degree of physical frailty and dementia.

The Care Facility is to be built on gently sloping green field site in Kirkwall, Orkney near to existing privately owned housing at Soulisquoy Loan and Glaitness Road, Kirkwall. Close by is also a leisure centre called Pickaquoy Centre. Works will also include the construction of a large SUDS basin on an adjacent green field site. The site is served from Soulisquoy Loan. Further details can be found in the Additional Documentation section of the Contract Notice.

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

Quality criterion - Name: Technical/ Quality / Weighting: 20

Cost criterion - Name: Price / Weighting: 80

### **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 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: No

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

#### **IV.2.1) Previous publication concerning this procedure**

Notice number: [2021/S 000-011520](#)

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## **Section V. Award of contract**

### **Contract No**

40/1230/P002

A contract/lot is awarded: Yes

### **V.2) Award of contract**

#### **V.2.1) Date of conclusion of the contract**

25 March 2022

#### **V.2.2) Information about tenders**

Number of tenders received: 2

Number of tenders received from SMEs: 1

Number of tenders received from tenderers from other EU Member States: 0

Number of tenders received from tenderers from non-EU Member States: 2

Number of tenders received by electronic means: 2

The contract has been awarded to a group of economic operators: No

### **V.2.3) Name and address of the contractor**

R Clouston Ltd

10 Grainshore Drive, Kirkwall

Orkney

KW15 1RE

Telephone

+44 856877914

Fax

+44 856877014

Country

United Kingdom

NUTS code

- UKM65 - Orkney Islands

The contractor is an SME

Yes

### **V.2.4) Information on value of contract/lot (excluding VAT)**

Total value of the contract/lot: £12,642,000

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## **Section VI. Complementary information**

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

The Award Criteria, as per Section II.2.5 of the Contract Notice, relates to the Invitation to Tender (ITT) stage of this restricted procedure procurement. The specific Award Criteria questions and scoring methodology will be published in the ITT documentation.

Tenderers should complete the SPD (Scotland) document contained within the SPD Module attached to this notice. Appendix A is also attached to this Contract Notice to provide further guidance on how to complete the SPD.

Bidders must provide a separate SPD response from any entities, this could include participants such as consortium members, etc., upon whose capability and/or capacity the main bidder relies upon in order to meet any aspect of Part IV (Selection criteria) of the SPD (Scotland). In this case, these entities must complete the relevant parts of an SPD (Scotland) to self-declare whether there are grounds for their exclusion and provide details of how they meet the required selection criteria.

The Council reserves the right to cancel the procurement at any stage and not award a Contract. The expenditure, work or effort undertaken by bidders prior to the award of any Contract is accordingly a matter solely for the commercial judgement of bidders.

Late submissions/tenders will not be considered by the Council.

An economic operator that suffers, or risks suffering loss or damage attributable to a breach of duty under the Public Contracts (Scotland) Regulations 2015 may bring proceedings in the Sheriff Court or Court of Session.

Under this procurement the contractor will be required to provide community benefits that supports the Council's economic and social regeneration objectives relating to participation in skills development, training and employment initiatives, supply-chain initiatives, minimising environmental impacts and other added value contributions. Accordingly, contract performance conditions may relate in particular to social and environmental conditions.

(SC Ref:705777)

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

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

Kirkwall Sheriff Court

Watergate

Kirkwall

KW15 1PD

Email

[kirkwall@scotcourts.gov.uk](mailto:kirkwall@scotcourts.gov.uk)

Telephone

+44 856872110

Country

United Kingdom

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

Kirkwall Sheriff Court

Watergate

Kirkwall

KW15 1PD

Email

[kirkwall@scotcourts.gov.uk](mailto:kirkwall@scotcourts.gov.uk)

Telephone

+44 856872110

Country

United Kingdom

#### **VI.4.4) Service from which information about the review procedure may be obtained**



Kirkwall Sheriff Court

Watergate

Kirkwall

KW15 1PD

Email

[kirkwall@scotcourts.gov.uk](mailto:kirkwall@scotcourts.gov.uk)

Telephone

+44 856872110

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