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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

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

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

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

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](#)

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

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

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

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

Telephone

+44 856872110

Country

United Kingdom