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Tender

Framework for Consultants Services for New Build Projects

Kingdom Housing Association Limited
Glen Housing Association
Ore Valley Housing Association Limited
Fife Council
Forth Housing Association Ltd
Ochil View Housing Association Limited

F02: Contract notice

Notice identifier: 2024/S 000-028506

Procurement identifier (OCID): ocids-h6vhtk-049888

Published 5 September 2024, 5:11pm

Section I: Contracting authority

I.1) Name and addresses

Kingdom Housing Association Limited

Saltire Centre, Pentland Court

Glenrothes

KY6 2DA

Contact

Neil Howieson

Email

flexibleprocurement@scotland-excel.org.uk

Country

United Kingdom

NUTS code

UKM72 - Clackmannanshire and Fife

Internet address(es)

Main address

<http://www.kingdomhousing.org.uk>

Buyer's address

https://www.publiccontractsscotland.gov.uk/search/Search_AuthProfile.aspx?ID=AA12982

I.1) Name and addresses

Glen Housing Association

28 Heimdal Gardens

Glenrothes

KY7 6TZ

Email

info@glenhousing.co.uk

Telephone

+44 1592621188

Fax

+44 1592621199

Country

United Kingdom

NUTS code

UKM72 - Clackmannanshire and Fife

Internet address(es)

Main address

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

Buyer's address

https://www.publiccontractsscotland.gov.uk/search/Search_AuthProfile.aspx?ID=AA17526

I.1) Name and addresses

Ore Valley Housing Association Limited

114 - 116 Station Road

Cardenden

KY5 0BW

Contact

Neil Howieson

Email

neil.howieson@scotland-excel.org.uk

Telephone

+44 1592721917

Fax

+44 1592621199

Country

United Kingdom

NUTS code

UKM72 - Clackmannanshire and Fife

Internet address(es)

Main address

<http://www.orevalleyha.org.uk/>

Buyer's address

https://www.publiccontractsscotland.gov.uk/search/Search_AuthProfile.aspx?ID=AA14702

I.1) Name and addresses

Fife Council

Fife House, North Street

Glenrothes

KY7 5LT

Contact

Neil Howieson

Email

enquiry.procurement@fife.gov.uk

Telephone

+44 3451550000

Fax

+44 1592621199

Country

United Kingdom

NUTS code

UKM72 - Clackmannanshire and Fife

Internet address(es)

Main address

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

Buyer's address

https://www.publiccontractsscotland.gov.uk/search/Search_AuthProfile.aspx?ID=AA00187

I.1) Name and addresses

Forth Housing Association Ltd

Kildean Business & Enterprise Hub, 146 Drip Road

Stirling

FK8 1RW

Contact

Neil Howieson

Email

info@forthha.org.uk

Telephone

+44 01786446066

Fax

+44 01786445846

Country

United Kingdom

NUTS code

UKM77 - Perth & Kinross and Stirling

Internet address(es)

Main address

<http://www.forthha.org.uk/>

Buyer's address

https://www.publiccontractsscotland.gov.uk/search/Search_AuthProfile.aspx?ID=AA14003

I.1) Name and addresses

Ochil View Housing Association Limited

Ochil House, Marshill

Alloa

FK10 1AB

Contact

Neil Howieson

Email

customerservices@ochilviewha.co.uk

Telephone

+44 1259722899

Fax

+44 01786445846

Country

United Kingdom

NUTS code

UKM72 - Clackmannanshire and Fife

Internet address(es)

Main address

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

Buyer's address

https://www.publiccontractsscotland.gov.uk/search/Search_AuthProfile.aspx?ID=AA14682

I.2) Information about joint procurement

The contract involves joint procurement

I.3) Communication

The procurement documents are available for unrestricted and full direct access, free of charge, at

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

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/default.aspx>

I.4) Type of the contracting authority

Body governed by public law

I.5) Main activity

Housing and community amenities

Section II: Object

II.1) Scope of the procurement

II.1.1) Title

Framework for Consultants Services for New Build Projects

Reference number

777260

II.1.2) Main CPV code

- 71324000 - Quantity surveying services

II.1.3) Type of contract

Services

II.1.4) Short description

Introduction

This tender exercise is being undertaken to establish a Framework of appropriately qualified consultants to supply Consultant services for New build and Minor work projects. The Framework will be for a 2-year period with the option to extend for 2 x single 1-year periods solely at KHA discretion to a maximum of 4 years.

The majority of our contracts are SBCC - both Design and Build and Minor Works. We also

deliver affordable housing policy (AHP) through Golden Brick style Development Agreements.

The Lots are as follows:

Lot 1 - Employers Agent and Quantity Surveying Services

Lot 2 - Principal Designer

II.1.5) Estimated total value

Value excluding VAT: £600,000

II.1.6) Information about lots

This contract is divided into lots: Yes

Tenders may be submitted for all lots

II.2) Description

II.2.1) Title

Employers Agent and Quantity Surveying Services

Lot No

1

II.2.2) Additional CPV code(s)

- 71315300 - Building surveying services
- 71250000 - Architectural, engineering and surveying services
- 71251000 - Architectural and building-surveying services
- 71324000 - Quantity surveying services
- 79311100 - Survey design services

II.2.3) Place of performance

NUTS codes

- UKM72 - Clackmannanshire and Fife

Main site or place of performance

The project locations will vary but in the main will be Fife, Perth & Kinross, Clackmannanshire and other Forth Valley areas.

II.2.4) Description of the procurement

The services to be provided are identified by the clauses outlined in the ITT which

reference the RICS Quantity Surveyor and

RICS Employer's Agent services documents for Scotland, May 2022.

II.2.5) Award criteria

Quality criterion - Name: Resources, Personnel and Management / Weighting: 15

Quality criterion - Name: Service Delivery / Weighting: 20

Quality criterion - Name: Cost Management / Weighting: 15

Quality criterion - Name: Fair Working Practices / Weighting: 5

Quality criterion - Name: Value Added / Weighting: 10

Quality criterion - Name: Sustainability and Net Zero / Weighting: 5

Price - Weighting: 30

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

Duration in months

24

This contract is subject to renewal

Yes

Description of renewals

Option for renewal at Kingdom Housing Association's discretion for 2 X single 1 year periods.

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

II.2) Description

II.2.1) Title

Principal Designer

Lot No

2

II.2.2) Additional CPV code(s)

- 71220000 - Architectural design services
- 79415200 - Design consultancy services
- 79311100 - Survey design services

II.2.3) Place of performance

NUTS codes

- UKM72 - Clackmannanshire and Fife

Main site or place of performance

The project locations will vary but in the main will be Fife, Perth & Kinross, Clackmannanshire and other Forth Valley areas.

II.2.4) Description of the procurement

The services to be provided are contained in Schedule 1 (p10) of the Association for Project Safety

Form of Appointment as Principal Designer (FOAPD/2015).

All services in Schedule 1 are to be provided, with the exception of Part 2 Clauses 19 and 20

regarding copies of the Health & Safety File. T

II.2.5) Award criteria

Quality criterion - Name: Resourcing, Personnel and Management / Weighting: 15

Quality criterion - Name: Service Delivery / Weighting: 20

Quality criterion - Name: Project Management - minimising disruption / Weighting: 15

Quality criterion - Name: Fair Work Practices / Weighting: 5

Quality criterion - Name: Value Added / Weighting: 10

Quality criterion - Name: Sustainability and Net Zero / Weighting: 5

Price - Weighting: 30

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

Duration in months

24

This contract is subject to renewal

Yes

Description of renewals

Option to extend for 2 x single

1-year periods solely at Kingdom Housing Association's discretion

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.1.1) Suitability to pursue the professional activity, including requirements relating to enrolment on professional or trade registers

List and brief description of conditions

Tenderers must be registered or enrolled in the relevant trade register kept in the Member State of its establishment (as described in Schedule 5 of Procurement (Scotland) Regulations 2015.

Tenderers should confirm that they hold the following accreditations:

Lot 1

Membership of Royal Institution of Chartered Surveyors (RICS) or equivalent

Membership of Chartered Institute of Building (CIOB) or univalentnt

Lot 2

Membership of Contractor's Health & Safety Assessment Scheme (CHAS) or equivalent

III.1.2) Economic and financial standing

List and brief description of selection criteria

Tenderers must confirm their yearly general turnover for the past two (2) years. Where required, KHA may request evidence from Tenderers that details their annual turnover for the period stated.

Minimum level(s) of standards possibly required

Tenderers may be assessed as a FAIL and be excluded from the Procurement Process if they fail to provide a response to this question.

III.1.3) Technical and professional ability

List and brief description of selection criteria

For public supply and public service contracts only, please provide relevant examples of services carried out during the last five years as specified in the Contract Notice:

(Examples from both public and/or private sector customers and clients may be provided):

Minimum level(s) of standards possibly required

Please describe your organisations relevant experience in relation to services of the nature outlined in the tender documents by detailing two examples of similar previous contracts your company has delivered in the past five years. Tenderers should complete and return the 'Past experience' document applicable to each lot as per the instructions provided in that document.

III.2) Conditions related to the contract

III.2.2) Contract performance conditions

Performance Review satisfaction surveys will be completed at the end of each project to monitor the performance of Consultants. Surveys will be issued for all projects regardless of value or number of units.

The surveys will be completed by the KHA Project Team who have been involved with the project on behalf of KHA. The surveys will be used to monitor performance across a number of different areas. An example of the survey is provided in the document named 'Example Principal Designer Survey'.

Any areas of concern which are raised via the surveys will be discussed as soon as possible with the appointed contact for each consultant.

KHA will hold 6 monthly meetings with Consultants as part of our management processes.

Section IV. Procedure

IV.1) Description

IV.1.1) Type of procedure

Open procedure

IV.1.3) Information about a framework agreement or a dynamic purchasing system

The procurement involves the establishment of a framework agreement

Framework agreement with several operators

Envisaged maximum number of participants to the framework agreement: 8

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

7 October 2024

Local time

12:00pm

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

Tender must be valid until: 7 February 2025

IV.2.7) Conditions for opening of tenders

Date

7 October 2024

Local time

12:00pm

Section VI. Complementary information

VI.1) Information about recurrence

This is a recurrent procurement: No

VI.3) Additional information

Scotland Excel is acting on behalf of Kingdom Housing Association in the execution of this tender but will not be party to the contract or the management of the contract throughout its lifetime.

Other organisations which may call off from a framework established as a result of this tender are:

Glen Housing Association

Ore Valley Housing Associations

Fife Council

Forth HA

Ochilview HA

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=777260.

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.

(SC Ref:777260)

Download the ESPD document here:

https://www.publiccontractsscotland.gov.uk/ESPD/ESPD_Download.aspx?id=777260

VI.4) Procedures for review

VI.4.1) Review body

Kircaldy Sheriff Court

St Bryceland Avenue

Kirkcaldy

KY1 1XQ

Country

United Kingdom

