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Tender

Peffer Place Business Park

The City of Edinburgh Council

F02: Contract notice

Notice identifier: 2023/S 000-034306

Procurement identifier (OCID): ocds-h6vhtk-041b5f

Published 20 November 2023, 4:04pm

Section I: Contracting authority

I.1) Name and addresses

The City of Edinburgh Council

Waverley Court, 4 East Market Street

Edinburgh

EH8 8BG

Contact

Callum Ewan

Email

callum.ewan@edinburgh.gov.uk

Country

United Kingdom

NUTS code

UKM75 - Edinburgh, City of

Internet address(es)

Main address

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

Buyer's address

https://www.publiccontractsscotland.gov.uk/search/Search_AuthProfile.aspx?ID=AA00290

I.3) Communication

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

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

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

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

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

Peffer Place Business Park

Reference number

CT1308

II.1.2) Main CPV code

- 45213200 - Construction work for warehouses and industrial buildings

II.1.3) Type of contract

Works

II.1.4) Short description

The City of Edinburgh Council requires the construction of 27 new-build light industrial buildings within the Craigmillar area of Edinburgh. These units are being built to create much needed rental accommodation to help support local businesses and start-ups.

II.1.5) Estimated total value

Value excluding VAT: £8,000,000

II.1.6) Information about lots

This contract is divided into lots: No

II.2) Description

II.2.2) Additional CPV code(s)

- 45000000 - Construction work
- 45210000 - Building construction work
- 45211350 - Multi-functional buildings construction work
- 45213100 - Construction work for commercial buildings

- 45213200 - Construction work for warehouses and industrial buildings
- 45213250 - Construction work for industrial buildings
- 45213251 - Industrial units construction work

II.2.3) Place of performance

NUTS codes

- UKM75 - Edinburgh, City of

II.2.4) Description of the procurement

The City of Edinburgh Council requires the construction of 27 new-build light industrial buildings within the Craigmillar area of Edinburgh. These units are being built to create much needed rental accommodation to help support local businesses and start-ups.

The project brief was developed with The Council's Estates team to match a similar project that was completed in 2017. The brief allows for a basic unit to be created that tenants can use as is or look to fit-out to suit their own individual needs.

The units have been designed to allow for the following:

Open plan main space

Formation of accessible WC

Allowance in drainage for installation of tea prep/kitchenette

Sectional overhead roller shutter and entrance/escape doors as appropriate

The units have been developed with infrastructure to allow future installation of the following:

ASHP (or equivalent)

Ventilation Unit

Additional PV

II.2.5) Award criteria

Quality criterion - Name: Quality / Weighting: 60

Price - Weighting: 40

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

Duration in months

12

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: 5

Objective criteria for choosing the limited number of candidates:

Please find details within the Single Procurement Document (SPD) Instruction Document

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

List and brief description of selection criteria

Part 3: Section A, B, C & D – Economic operators may be excluded from this competition

if they are in any of the situations referred to in regulation 58 of The Public Contracts (Scotland) Regulations 2015.

Part IV: Selection criteria – B: Economic and financial standing – Question 4B.1 – Tenderers are required to have a minimum “general” annual turnover of 26.5m GBP for the last two financial years. Where a Tenderer does not have an annual turnover of this value, the Council may exclude the Tenderer from the competition or may apply discretion seeking supporting evidence to determine the Tenderer’s suitability to proceed in the competition.

Part IV: Selection criteria – B: Economic and financial standing – Question 4B.4 – Tenderers will be required provide the following information in response to 4B.4:

Current ratio for Current Year: 1.20

Current ratio for Prior Year: 1.20

The formula for calculating a Tenderer’s current ratio is current assets divided by current liabilities. The acceptable range for each financial ratio is greater than 1.20. Where a Tenderers’ current ratio is less than the acceptable value, the Council may exclude the Tenderer from the competition or may apply discretion seeking supporting evidence to determine the Tenderer’s suitability to proceed in the competition.

Part IV: Selection criteria – B: Economic and financial standing – Question 4B.5 – Tenderers are required to hold, or commit to obtaining prior to the commencement of any subsequently awarded contract, the types and levels of insurance indicated below:

- a. Employers (Compulsory) Liability Insurance - 10m GBP
- b. Public Liability Insurance - 10m GBP
- c. Professional Indemnity - 10m GBP

Where a Tenderer does not hold or commit to obtaining the types and levels of insurance indicated, the Council will exclude the Tenderer from the competition.

All insurance requirements shall be finalised at Stage 2.

III.1.3) Technical and professional ability

List and brief description of selection criteria

Part 4: Selection Criteria - Technical and Professional Ability – Question 4C.1

Question 1 – 50%

Please provide one case study that demonstrates your organisation's experience of delivering a project of similar scope and size as the Pepper Place Business Park project.

The case study must be for projects which are complete and have been completed within the last 5 years.

The information you provide within your case study, must cover the following areas:

- A description of the works delivered;
- Customer details, contract value and dates, project delivery team structure;
- Details of any significant increases to budget or delays in programme in delivering the contract, including how issues were resolved to client satisfaction and what, if any, measures have been put in place within your organisation to avoid such occurrences in future projects;
- Provide quality management process and procedures used; and
- Added value delivered as part of the project, specifically, environmental initiatives, value engineering and community benefits.

Higher marks shall be awarded to responses which fully address the points stated above in turn and evidence experience of successful delivery of a project of similar size and scope.

Your response is limited to 3 A4 pages, excluding images and diagrams.

Question 2- 50%

Please provide a statement which must detail the following:

- A brief overview of your organisation and a company Organogram detailing reporting lines;
- A summary of the skills, educational qualifications and professional qualifications of both your operations and tradespeople which contribute to the successful delivery of projects of a similar scale, complexity and nature as the Pepper Place Business Park project;
- Details of any membership of a professional or trade body, independent certification under ISO 9001 or equivalent scheme and any internal/external Quality Management System that is in place within your organisation;

- Details of any element of work that would be sub-contracted, with details of the sub-contractor's skills, educational qualifications and professional qualifications provided. Otherwise, please provide the criteria you will be assessing when appointing these sub-contractors;
- Details of your organisation's experience of working within a site containing an existing tenant, working in close proximity to this active business and on a site with a live building. Please also detail what your approach was to liaising with this tenant to mitigate any potential unhappiness from the tenant and ensuring that their business could continue to be operational during the project; and
- Details of Health and Safety management procedures of your organisation and record of following in past 5 years; accident, near misses, reportable incidences, improvement notices and prohibition notices.

Higher marks shall be awarded to responses which demonstrate a high level of competency within your organisation and commitment to quality within your organisation and wider supply chain.

Your response is limited to 2 A4 pages, excluding images and diagrams.

CONTRACT SPECIFIC MANDATORY CRITERIA

Part IV: Selection criteria - D: Quality Assurance Schemes & Environmental Management – Question 4D.1

It is a mandatory requirement that Tendering Organisations with more than 5 employees have in place a Health & Safety Policy which is approved at a senior level within the Organisation and is reviewed regularly. Tenderers should confirm that this condition has been met within the response to this question. Where a Tenderer does not have a Health & Safety Policy and is required to do so, the Council may exclude the Tenderer from the competition.

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

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

20 December 2023

Local time

12:00pm

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

12 January 2024

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: 6 (from the date stated for receipt of tender)

Section VI. Complementary information

VI.1) Information about recurrence

This is a recurrent procurement: No

VI.2) Information about electronic workflows

Electronic ordering will be used

Electronic invoicing will be accepted

Electronic payment will be used

VI.3) Additional information

The buyer is using PCS-Tender to conduct this PQQ exercise. The Project code is 25602.
For more information see:

<http://www.publiccontractsscotland.gov.uk/info/InfoCentre.aspx?ID=2343>

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:

The tenderer shall be expected to offer Community Benefits in the delivery of the works.

(SC Ref:750280)

VI.4) Procedures for review

VI.4.1) Review body

Sheriff Court

Sheriff Court House, 27 Chambers Street

Edinburgh

EH1 1LB

Country

United Kingdom

VI.4.3) Review procedure

Precise information on deadline(s) for review procedures

A tenderer that suffers loss as a result of a breach of duty under the Public Contracts (Scotland) Regulations 2015 may bring proceedings in the Sheriff Court or the Court of Session. Post contract award the Sheriff Court or the Court of Session may (1) award damages provided proceedings are brought within 3 months from the date when the grounds for the bringing of the proceedings first arose (2) be entitled to issue an ineffectiveness order or impose a financial penalty on the Council. A claim for an ineffectiveness order must be made within 30 days of the Contract Award Notice being published in the FTS or within 30 days of the date those who expressed an interest in or otherwise bid for the contract were informed of the conclusion of the contract or in any other case within 6 months from the date on which the contract was entered into.