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Tender

New Build of 152 units at Caledonian Road

New Gorbals Housing Association

F02: Contract notice

Notice identifier: 2025/S 000-040520

Procurement identifier (OCID): ocds-h6vhtk-05604d

Published 16 July 2025, 1:37pm

Section I: Contracting authority

I.1) Name and addresses

New Gorbals Housing Association

200 Crown Street

Glasgow

G5 9AY

Contact

Simon Metcalfe

Email

simon@newgorbalsha.org.uk

Telephone

+44 1414293900

Country

United Kingdom

NUTS code

UKM82 - Glasgow City

Internet address(es)

Main address

www.newgorbalsha.org.uk

Buyer's address

https://www.publiccontractsscotland.gov.uk/search/Search_AuthProfile.aspx?ID=AA11242

I.3) Communication

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

www.publiccontractsscotland.gov.uk

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

www.publiccontractsscotland.gov.uk

I.4) Type of the contracting authority

Other type

Housing Association

I.5) Main activity

Housing and community amenities

Section II: Object

II.1) Scope of the procurement

II.1.1) Title

New Build of 152 units at Caledonian Road

II.1.2) Main CPV code

- 45000000 - Construction work

II.1.3) Type of contract

Works

II.1.4) Short description

New Build of 152 units at Caledonian Road

II.1.5) Estimated total value

Value excluding VAT: £40,000,000

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
- 45211000 - Construction work for multi-dwelling buildings and individual houses
- 45211100 - Construction work for houses
- 45211300 - Houses construction work
- 45211340 - Multi-dwelling buildings construction work
- 45211341 - Flats construction work

II.2.3) Place of performance

NUTS codes

- UKM82 - Glasgow City

Main site or place of performance

Caledonia Road, Gorbals, Glasgow

II.2.4) Description of the procurement

The works comprise the support of the existing Clients design team to allow them to develop their RIBA Stage 2 design to tender stage and then full construction drawings and the subsequent construction of said design to provide 152 new build residential dwellings at Caledonia Road, Hutchesontown, Glasgow. The design has been progressed by the Employer's appointed design team, and the successful contractor will be required to work collaboratively with the existing design consultants to refine and complete the design for construction, ensuring buildability, value for money, and compliance with all statutory and technical requirements. The development is split across two sub-developments:

- 98 units designed by Elder and Cannon Architects
- 54 units designed by Page\Park Architects

The development includes a mix of general needs flats, maisonettes, wheelchair-accessible units, and townhouses. The proposed structural frame is to be a steel frame construction system, with external walls finished in a high-quality facing brick, complemented by single ply membrane roofing or concrete roof tiles and associated detailing. The heating strategy proposed is communal ASHPs.

Works also include piled foundations, extensive external works (roads, footpaths, hard and soft landscaping), drainage infrastructure with attenuation, retaining structures, boundary treatments, communal bin and bike stores, and all incoming utilities and service connections

II.2.5) Award criteria

Quality criterion - Name: Quality Submission / Weighting: 30%

Cost criterion - Name: Cost of Works / Weighting: 70%

II.2.6) Estimated value

Value excluding VAT: £40,000,000

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

Duration in months

34

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

II.2.14) Additional information

See ITT for all details

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

All as sated in the ITT - SPD and Price Quality Evaluation - NB Caledonian Rd - Final

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.2.2) Contract performance conditions

SBCC Design and Build Contract (2016 edition for use in Scotland)

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: Yes

IV.2) Administrative information

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

Date

18 August 2025

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

Duration in months: 10 (from the date stated for receipt of tender)

IV.2.7) Conditions for opening of tenders

Date

18 August 2025

Local time

12:00pm

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

See attached ITT - SPD and Price Quality Evaluation - NB Caledonian Rd - Final for all information and the attached tender pack for all associated appendices.

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=804513.

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:

Community Benefits will be mandatory.

Tenderers should note that Community Benefits will be a contractual requirement of the contract. Details of the Community Benefits requirements are detailed in the pricing

document included as part of this procurement exercise. The method in which this requirement will be satisfied is to be detailed out in a Method Statement as part of the Contractors Proposals presented during the Stage 2 tender negotiations. This Method Statement will thereafter become a contractual requirement.

(SC Ref:804513)

VI.4) Procedures for review

VI.4.1) Review body

Glasgow Sheriff Court

1 Carlton Place

Glasgow

G5 9DA

Country

United Kingdom