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Tender

Dynamic Purchasing - Construction, Civil Engineering and associated works

Orkney Islands Council

F02: Contract notice

Notice identifier: 2025/S 000-051029

Procurement identifier (OCID): ocds-h6vhtk-058d36

Published 22 August 2025, 5:01pm

Section I: Contracting authority

I.1) Name and addresses

Orkney Islands Council

Council Offices, School Place

Kirkwall

KW15 1NY

Contact

Gwyn Evans

Email

gwyn.evans@orkney.gov.uk

Telephone

+44 1856873535

Fax

+44 1856876158

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.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

Tenders or requests to participate must be submitted to the following address:

Orkney Islands Council

School Place

Kirkwall

KW15 1NY

Contact

Gwyn Evans

Email

corporatepropertyhelpdesk@orkney.gov.uk

Country

United Kingdom

NUTS code

UKM65 - Orkney Islands

Internet address(es)

Main address

<http://www.orkney.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

Dynamic Purchasing - Construction, Civil Engineering and associated works

Reference number

OIC/PROC/2156 Extension to OIC/PROC/0753

II.1.2) Main CPV code

- 45000000 - Construction work

II.1.3) Type of contract

Works

II.1.4) Short description

Orkney Islands Council is extending its existing Dynamic Purchasing System (DPS) for all construction, Civil Engineering and associated works for a 60 month period.

This will replace the existing Approved Contractors List. Works up to 2,000,000 GBP including reactive and planned maintenance, improvements, re-developments, testing , servicing and associated works will be covered by this DPS.

Works will be procured from a range methods, from dayworks to quick quotes for works up to 50,000 GBP and open procurement for works between 50,000 GBP and 2,000,000 GBP or where there is limited competition.

II.1.5) Estimated total value

Value excluding VAT: £47,000,000

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

Joinery Work / Ceiling & Partition Work

Lot No

2

II.2.2) Additional CPV code(s)

- 45421000 - Joinery work

II.2.3) Place of performance

NUTS codes

- UKM65 - Orkney Islands

Main site or place of performance

12 separate areas within Orkney and its Islands see appendix B for further information

II.2.4) Description of the procurement

Building construction and Civil Engineering works up to a value of 2,000,000 GBP including but not limited to :-

FACILITATING & RENOVATION WORKS:- Minor demolition and investigative works

- Alteration of existing timber structures
- Temporary works to provide protection - temporary partitions, hoardings etc.,
- Cutting out and replacing defective timbers, including rafter and joist-end replacements

SUPERSTRUCTURE WORKS:

- Timber frames, wall, floor, roof and ceiling constructions; including all associated linings and insulation
- Skirtings, architraves and isolated trims
- Supply and installation of timber and UPVC windows and doors
- Timber stairs, ramps and balustrades

- Timber floor finishes
- Suspended ceiling systems and associated perimeter trims, including alteration of existing installations
- External timber and cement board cladding
- General glazing works, replacement glazing, temporary repairs and installation of roof lights

FIXTURES & FITTINGS:

- Supply and installation of cubicles, vanity units and integrated panel systems (IPS)
- Installation of automatic doors
- Installation of domestic kitchen fittings
- Bespoke solutions - reception desks, fitted cupboards, shelving etc.,

Contractors should note that the actual volume and value of works to be issued through this lot is unknown, and may change.

II.2.5) Award criteria

Price is not the only award criterion and all criteria are stated only in the procurement documents

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

Duration in months

60

This contract is subject to renewal

Yes

Description of renewals

This DPS contract is an extension of the existing DPS for a further 5 years and will be considered for further extension periods whilst the DPS remains fit for purpose.

II.2.9) Information about the limits on the number of candidates to be invited

Envisaged minimum number: 5

Objective criteria for choosing the limited number of candidates:

On achieving the minimum standards

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

Roofing Works

Lot No

3

II.2.2) Additional CPV code(s)

- 45261920 - Roof maintenance work

II.2.3) Place of performance

NUTS codes

- UKM65 - Orkney Islands

Main site or place of performance

12 separate areas within Orkney and its Islands see appendix B for further information

II.2.4) Description of the procurement

Building construction and Civil Engineering works up to a value of 2,000,000 GBP including but not limited to :-

- Provision and on-going alteration, maintenance and inspection of minor access scaffolding

- Repairs to and replacement of existing slates, concrete and metal tiles, copings and flashings

- Installation of single layer ply systems, liquid roof systems, GRP roofs and high performance felting systems

-Re-cladding in profiled sheeting, both insulated and uninsulated, including repairs and alterations.

Contractors should note that the actual volume and value of works to be issued through this lot is unknown, and may change.

II.2.5) Award criteria

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

Duration in months

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Objective criteria for choosing the limited number of candidates:

On achieving the minimum standards

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

Electrical Work (new and repair works)

Lot No

4

II.2.2) Additional CPV code(s)

- 50711000 - Repair and maintenance services of electrical building installations

II.2.3) Place of performance

NUTS codes

- UKM65 - Orkney Islands

Main site or place of performance

12 separate areas within Orkney and its Islands see appendix B for further information

II.2.4) Description of the procurement

Building construction and Civil Engineering works up to a value of 2,000,000 GBP including but not limited to :-

- Alteration and removal of existing services
- Domestic ventilation installations
- Electrical mains and sub-mains distribution
- Power installations
- Heating controls
- Lighting and specialist lighting installations
- Local electricity generation systems
- Earthing and bonding installations
- Communication systems - visual, audio, data
- Security systems - alarm, detection, CCTV, door entry systems.

Contractors should note that the actual volume and value of works to be issued through this lot is unknown, and may change.

II.2.5) Award criteria

Price is not the only award criterion and all criteria are stated only in the procurement documents

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

Duration in months

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This contract is subject to renewal

Yes

Description of renewals

This DPS contract is an extension of the existing DPS for a further 5 years and will be

considered for further extension periods whilst the DPS remains fit for purpose.

II.2.9) Information about the limits on the number of candidates to be invited

Envisaged minimum number: 5

Objective criteria for choosing the limited number of candidates:

On achieving the minimum standards

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

Plumbing & Mechanical Works (new and repairs works)

Lot No

5

II.2.2) Additional CPV code(s)

- 45330000 - Plumbing and sanitary works

II.2.3) Place of performance

NUTS codes

- UKM65 - Orkney Islands

Main site or place of performance

12 separate areas within Orkney and its Islands see appendix B for further information

II.2.4) Description of the procurement

Building construction and Civil Engineering works up to a value of 2,000,000 GBP including but not limited to :-

Alteration and removal of existing services- Installation and alteration of sanitary appliances and ancillary fittings

- Foul drainage above ground
- Heating controls
- Leadworks
- Mains water supply
- Installation, adaption of ventilation systems
- Hot and Cold water supply and distribution
- Heat sources and central heating systems
- Non domestic ventilation and air conditioning systems
- Central control and building management systems
- Specialist piped supply installations - natural gas, oxygen, compressed air etc.,
- Attendance on specialist mechanical installations
- Associated builders work in connection with services
- Clearing blocked drainage
- All testing, commissioning and demonstrations
- Repairing existing services

Contractors should note that the actual volume and value of works to be issued through this lot is unknown, and may change.

II.2.5) Award criteria

Price is not the only award criterion and all criteria are stated only in the procurement documents

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

Duration in months

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This contract is subject to renewal

Yes

Description of renewals

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Envisaged minimum number: 5

Objective criteria for choosing the limited number of candidates:

On achieving the minimum standards

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

Groundwork & Landscape (inc fencing)

Lot No

6

II.2.2) Additional CPV code(s)

- 45112700 - Landscaping work

II.2.3) Place of performance

NUTS codes

- UKM65 - Orkney Islands

Main site or place of performance

12 separate areas within Orkney and its Islands see appendix B for further information

II.2.4) Description of the procurement

Building construction and Civil Engineering works up to a value of 2,000,000 GBP including but not limited to :-

EXTERNAL WORKS:

- Site clearance and eradication of plant growth
- Site profiling
- Minor demolition including grubbing up redundant services and foundations
- Work to alter existing and form new minor roads, paths, carparks, play surfaces, paved areas

Contractors should note that the actual volume and value of works to be issued through this lot is unknown, and may change.

- Soft landscaping and planting
- Land drainage

- Formation of ramps, steps and retaining walls
- Builders-works in connection with external services

Contractors should note that the actual volume and value of works to be issued through this lot is unknown, and may change.

II.2.5) Award criteria

Price is not the only award criterion and all criteria are stated only in the procurement documents

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

Duration in months

60

This contract is subject to renewal

Yes

Description of renewals

This DPS contract is an extension of the existing DPS for a further 5 years and will be considered for further extension periods whilst the DPS remains fit for purpose.

II.2.9) Information about the limits on the number of candidates to be invited

Envisaged minimum number: 5

Objective criteria for choosing the limited number of candidates:

On achieving the minimum standards

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

Blacksmiths & Forgemasters Works

Lot No

7

II.2.2) Additional CPV code(s)

- 71550000 - Blacksmith services

II.2.3) Place of performance

NUTS codes

- UKM65 - Orkney Islands

Main site or place of performance

12 separate areas within Orkney and its Islands see appendix B for further information

II.2.4) Description of the procurement

Building construction and Civil Engineering works up to a value of 2,000,000 GBP including but not limited to :-

- Supply and installation of handrails and balustrades - galvanised / powder-coated / stainless steel
- Supply and installation of entrance gates, feature fencing, security grills
- Bespoke metalwork
- Repairs to existing installations

Contractors should note that the actual volume and value of works to be issued through this lot is unknown, and may change.

II.2.5) Award criteria

Price is not the only award criterion and all criteria are stated only in the procurement documents

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

Duration in months

60

This contract is subject to renewal

Yes

Description of renewals

This DPS contract is an extension of the existing DPS for a further 5 years and will be considered for further extension periods whilst the DPS remains fit for purpose.

II.2.9) Information about the limits on the number of candidates to be invited

Envisaged minimum number: 5

Objective criteria for choosing the limited number of candidates:

On achieving the minimum standards

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

Rendering Work

Lot No

8

II.2.2) Additional CPV code(s)

- 45410000 - Plastering work

II.2.3) Place of performance

NUTS codes

- UKM65 - Orkney Islands

Main site or place of performance

12 separate areas within Orkney and its Islands see appendix B for further information

II.2.4) Description of the procurement

Building construction and Civil Engineering works up to a value of 2,000,000 GBP including but not limited to :-

New build, refurbishment projects, repairs and maintenance which may consist of but are not limited to:-

- Cement renders and wet and dry dash
- Insulated render systems
- Tiling

Contractors should note that the actual volume and value of works to be issued through this lot is unknown, and may change.

II.2.5) Award criteria

Price is not the only award criterion and all criteria are stated only in the procurement documents

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

Duration in months

60

This contract is subject to renewal

Yes

Description of renewals

This DPS contract is an extension of the existing DPS for a further 5 years and will be considered for further extension periods whilst the DPS remains fit for purpose.

II.2.9) Information about the limits on the number of candidates to be invited

Envisaged minimum number: 5

Objective criteria for choosing the limited number of candidates:

On achieving the minimum standards

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

Flooring Services

Lot No

9

II.2.2) Additional CPV code(s)

- 45432110 - Floor-laying work

II.2.3) Place of performance

NUTS codes

- UKM65 - Orkney Islands

Main site or place of performance

12 separate areas within Orkney and its Islands see appendix B for further information

II.2.4) Description of the procurement

Building construction and Civil Engineering works up to a value of 2,000,000 GBP including but not limited to :-

- Surface preparation and self-levelling screeds
- Carpets and carpet tiles, barrier matting, vinyl and associated trims and skirtings

Contractors should note that the actual volume and value of works to be issued through this lot is unknown, and may change.

II.2.5) Award criteria

Price is not the only award criterion and all criteria are stated only in the procurement documents

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

Duration in months

60

This contract is subject to renewal

Yes

Description of renewals

This DPS contract is an extension of the existing DPS for a further 5 years and will be considered for further extension periods whilst the DPS remains fit for purpose.

II.2.9) Information about the limits on the number of candidates to be invited

Envisaged minimum number: 5

Objective criteria for choosing the limited number of candidates:

On achieving the minimum standards

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

Painting & Decorating Work

Lot No

10

II.2.2) Additional CPV code(s)

- 45451000 - Decoration work

II.2.3) Place of performance

NUTS codes

- UKM65 - Orkney Islands

Main site or place of performance

12 separate areas within Orkney and its Islands see appendix B for further information

II.2.4) Description of the procurement

Building construction and Civil Engineering works up to a value of 2,000,000 GBP including but not limited to :-

Internal and external works- Surface preparation, Ames taping, filling etc.

- Surface decoration of ceilings, walls, floors, timbers and metalwork

- Timber floor maintenance including industrial sanding, line painting and treatments.

Contractors should note that the actual volume and value of works to be issued through this lot is unknown, and may change.

II.2.5) Award criteria

Price is not the only award criterion and all criteria are stated only in the procurement documents

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

Duration in months

60

This contract is subject to renewal

Yes

Description of renewals

This DPS contract is an extension of the existing DPS for a further 5 years and will be considered for further extension periods whilst the DPS remains fit for purpose.

II.2.9) Information about the limits on the number of candidates to be invited

Envisaged minimum number: 5

Objective criteria for choosing the limited number of candidates:

On achieving the minimum standards

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

Cleaning

Lot No

11

II.2.2) Additional CPV code(s)

- 90911200 - Building-cleaning services

II.2.3) Place of performance

NUTS codes

- UKM65 - Orkney Islands

Main site or place of performance

12 separate areas within Orkney and its Islands see appendix B for further information

II.2.4) Description of the procurement

Building construction and Civil Engineering works up to a value of 2,000,000 GBP including but not limited to :-

- Specialist pressure cleaning drains
- Telescopic gutter cleaning
- General cleaning following tenancy change, or damage caused

Contractors should note that the actual volume and value of works to be issued through this lot is unknown, and may change.

II.2.5) Award criteria

Price is not the only award criterion and all criteria are stated only in the procurement documents

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

Duration in months

60

This contract is subject to renewal

Yes

Description of renewals

This DPS contract is an extension of the existing DPS for a further 5 years and will be considered for further extension periods whilst the DPS remains fit for purpose.

II.2.9) Information about the limits on the number of candidates to be invited

Envisaged minimum number: 5

Objective criteria for choosing the limited number of candidates:

On achieving the minimum standards

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

Testing & Servicing

Lot No

12

II.2.2) Additional CPV code(s)

- 51100000 - Installation services of electrical and mechanical equipment

II.2.3) Place of performance

NUTS codes

- UKM65 - Orkney Islands

Main site or place of performance

12 separate areas within Orkney and its Islands see appendix B for further information

II.2.4) Description of the procurement

Building construction and Civil Engineering works up to a value of 2,000,000 GBP including but not limited to :-

- Air conditioning plant servicing and maintenance
- All other specialist services not covered by any lots
- Automatic doors servicing and maintenance
- Electrical systems
- Emergency lighting systems
- Fire alarm systems
- Fire evacuation chairs servicing and maintenance
- Fire extinguishers servicing and maintenance
- Fixed appliances testing
- Gas systems testing and maintenance
- Generator servicing and maintenance
- Grease filter cleaning
- Heat pump servicing
- Lifts testing and maintenance
- Lightning system servicing and maintenance
- MVHR servicing
- Oil boiler servicing and maintenance
- Portable appliances testing
- Rise and fall baths servicing and maintenance
- Roof anchors, wire rope systems and single point anchorage system servicing and maintenance
- Sewerage treatment plant , petrol interceptors & grease trap servicing
- Sprinkler / fire suppression systems servicing and maintenance

- Swimming pool equipment maintenance
- Ventilation system cleaning and servicing plant
- Vermin control
- Water systems management
- Wind turbine servicing and maintenance
- Wood waste and fume extraction systems maintenance (Local exhaust ventilation systems)

Contractors should note that the actual volume and value of works to be issued through this lot is unknown, and may change.

II.2.5) Award criteria

Price is not the only award criterion and all criteria are stated only in the procurement documents

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

Duration in months

60

This contract is subject to renewal

Yes

Description of renewals

This DPS contract is an extension of the existing DPS for a further 5 years and will be considered for further extension periods whilst the DPS remains fit for purpose.

II.2.9) Information about the limits on the number of candidates to be invited

Envisaged minimum number: 5

Objective criteria for choosing the limited number of candidates:

On achieving the minimum standards

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

Civil Engineering - Marine

Lot No

13

II.2.2) Additional CPV code(s)

- 45200000 - Works for complete or part construction and civil engineering work

II.2.3) Place of performance

NUTS codes

- UKM65 - Orkney Islands

Main site or place of performance

12 separate areas within Orkney and its Islands see appendix B for further information

II.2.4) Description of the procurement

Building construction and Civil Engineering works up to a value of 2,000,000 GBP including but not limited to :-

Includes repair , maintenance and construction works to piers and harbours

Contractors should note that the actual volume and value of works to be issued through this lot is unknown, and may change.

II.2.5) Award criteria

Price is not the only award criterion and all criteria are stated only in the procurement documents

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

Duration in months

60

This contract is subject to renewal

Yes

Description of renewals

This DPS contract is an extension of the existing DPS for a further 5 years and will be considered for further extension periods whilst the DPS remains fit for purpose.

II.2.9) Information about the limits on the number of candidates to be invited

Envisaged minimum number: 5

Objective criteria for choosing the limited number of candidates:

On achieving the minimum standards

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

Civil Engineering – Roads & Structures

Lot No

14

II.2.2) Additional CPV code(s)

- 45200000 - Works for complete or part construction and civil engineering work

II.2.3) Place of performance

NUTS codes

- UKM65 - Orkney Islands

Main site or place of performance

12 separate areas within Orkney and its Islands see appendix B for further information

II.2.4) Description of the procurement

Building construction and Civil Engineering works up to a value of 2,000,000 GBP including but not limited to :-

Includes repair , maintenance and construction works to

- Roads
- Drainage
- Structures
- Airfields

Contractors should note that the actual volume and value of works to be issued through this lot is unknown, and may change.

II.2.5) Award criteria

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

Duration in months

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This contract is subject to renewal

Yes

Description of renewals

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Envisaged minimum number: 5

Objective criteria for choosing the limited number of candidates:

On achieving the minimum standards

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

Hydrographic Surveys

Lot No

15

II.2.2) Additional CPV code(s)

- 71354400 - Hydrographic services

II.2.3) Place of performance

NUTS codes

- UKM65 - Orkney Islands

Main site or place of performance

12 separate areas within Orkney and its Islands see appendix B for further information

II.2.4) Description of the procurement

Building construction and Civil Engineering works up to a value of 2,000,000 GBP including but not limited to :-

Undertake surveys in relation to maritime navigation, marine construction, dredging, offshore oil exploration/offshore oil drilling and

related activities.

Contractors should note that the actual volume and value of works to be issued through this lot is unknown, and may change.

II.2.5) Award criteria

Price is not the only award criterion and all criteria are stated only in the procurement documents

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

Duration in months

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This contract is subject to renewal

Yes

Description of renewals

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Envisaged minimum number: 5

Objective criteria for choosing the limited number of candidates:

On achieving the minimum standards

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

Diving & ROV Services

Lot No

16

II.2.2) Additional CPV code(s)

- 63726620 - ROV services
- 98363000 - Diving services

II.2.3) Place of performance

NUTS codes

- UKM65 - Orkney Islands

Main site or place of performance

12 separate areas within Orkney and its Islands see appendix B for further information

II.2.4) Description of the procurement

Building construction and Civil Engineering works up to a value of 2,000,000 GBP including but not limited to :-

Inspections, repair, maintenance and construction works to piers and harbours

Contractors should note that the actual volume and value of works to be issued through this lot is unknown, and may change.

II.2.5) Award criteria

Price is not the only award criterion and all criteria are stated only in the procurement documents

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

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Envisaged minimum number: 5

Objective criteria for choosing the limited number of candidates:

On achieving the minimum standards

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

Building Work

Lot No

1

II.2.2) Additional CPV code(s)

- 45210000 - Building construction work

II.2.3) Place of performance

NUTS codes

- UKM65 - Orkney Islands

Main site or place of performance

12 separate areas within Orkney and its Islands see appendix B for further information

II.2.4) Description of the procurement

Building construction and Civil Engineering works up to a value of 2,000,000 GBP including but not limited to :-

1.1 FACILITATING & TEMPORARY WORKS:

- Removal or treatment of contaminated ground material
- Site dewatering and pumping
- Earthwork support
- Traffic and pedestrian management
- Ground investigation and location of existing services

1.2 SUBSTRUCTURE WORKS:

- All works to form standard foundations up to and including damp proof course
- Attendance on specialist designed foundations - piling etc.
- Remedial works to existing foundations - including underpinning
- Formation of lowest floor construction and associated substrates
- Drainage and services below ground including all associated testing and commissioning
- Formation of basements and retaining structures

1.3 SUPERSTRUCTURE WORKS:

- In-situ concreting works, associated reinforcement and formwork
- design, supply and installation of pre-cast concrete structures
- cementitious and granolithic screeds
- Formation of internal and external masonry walls
- Placement of precast concrete structures

- Building insulation

1.4 FACILITATING & RENOVATION WORKS:

- Minor demolition and investigative works
- Alteration of existing masonry structures
- Support of existing structures
- Masonry and concrete repairs
- Surface Cleaning by means of blasting, pressure washers and aggressive means
- Builders works in connection with services

1.5 EXTERNAL WORKS:

- Work to alter existing and form new paved areas
- Formation of ramps, steps and retaining walls
- Builders works in connection with external services

1.6 Provision and on-going alteration, maintenance and inspection of access scaffolding

Design and installation of non-standard scaffolding which may include the following:-

- Cantilevered scaffolds
- Buttressed, free-standing scaffolds
- Support scaffolds
- Complex loading bays
- Staircases and fire-escapes
- Chimney scaffolds

Contractors should note that the actual volume and value of works to be issued through this lot is unknown, and may change.

II.2.5) Award criteria

Price is not the only award criterion and all criteria are stated only in the procurement documents

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

Duration in months

60

This contract is subject to renewal

Yes

Description of renewals

This DPS contract is an extension of the existing DPS for a further 5 years and will be considered for further extension periods whilst the DPS remains fit for purpose.

II.2.9) Information about the limits on the number of candidates to be invited

Envisaged minimum number: 5

Objective criteria for choosing the limited number of candidates:

On achieving the minimum standards

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

Bidders will be required to have:-

- Bidding for Lot 1 - Scaffolding section: CISRS Scaffolder (Blue) card (or equivalent)
- Bidding for Lot 4 - Electrical Works: NICEIC (or equivalent) or SELECT (or equivalent)
- Bidding for Lot 5 - Plumbing & Mechanical Works: SNIJIB (or equivalent) or SNIPEF (or equivalent) and Gas Safe (or equivalent) where applicable.
- Bidding for Lot 7 - Blacksmiths & Forgemasters: Factory Production Control Certificate (FPC) (or equivalent), Welding Certificate (or equivalent) - issued by a notified body, Declaration of Performance (DoP) (or equivalent).
- Bidding for Lot 8 - Rendering work - level 1 insulation boarding, level 2a EWI & silicone thinfoat render, Level 2b EWI & dry dash or manufacturers equivalent scheme.
- Bidding for Lot 12 - Testing and Servicing - Minimum of 2 years proven track record of working for Government bodies and on the equipment being tested / serviced, along with professional qualification attributable to the testing / servicing to be undertaken
- Air conditioning plant servicing and maintenance - Competent person
- All other specialist services not covered by any lots - Competent person
- Automatic doors servicing and maintenance - Competent person
- Electrical systems - NICEIC (or equivalent) or SELECT (or equivalent)
- Emergency lighting systems - NICEIC - Emergency lighting - maintenance course or equivalent
- Fire alarm systems - NICEIS - Unit 5: maintenance to BS 5839-1 provides an understanding of the maintenance or equivalent.
- Fire evacuation chairs servicing and maintenance - Competent person

- Fire extinguishers servicing and maintenance -British Approvals for Fire Equipment SP 101 scheme
- Fixed appliances testing - NICEIC (or equivalent) or SELECT (or equivalent)
- Gas systems testing and maintenance -Gas Safe (or equivalent)where applicable
- Generator servicing and maintenance - Competent person
- Grease filter cleaning - Competent person
- Heat pump servicing - Competent person
- Lifts testing and maintenance - Competent person
- Lightning system servicing and maintenance - Competent person
- MVHR servicing -Competent person
- Oil boiler servicing and maintenance - OFTEC competent persons scheme relevant to the equipment being maintained.
- Portable appliances testing -Competent person
- Rise and fall baths servicing and maintenance - Competent person
- Roof anchors, wire rope systems and single point anchorage system servicing and maintenance - Competent person
- Sewerage treatment plant , petrol interceptors & grease trap servicing - Competent person
- Sprinkler / fire suppression systems servicing and maintenance -Competent person
- Swimming pool equipment maintenance -Competent person
- Ventilation system cleaning and servicing plant - Competent person
- Vermin control -National Pest Technicians Association (NPTA) membership with relevant training for the services being provided, or equal or approved.
- Water systems management - Competent person
- Wind turbine servicing and maintenance - Competent person

- Wood waste and fume extraction systems maintenance (Local exhaust ventilation systems)- Competent person

III.1.2) Economic and financial standing

List and brief description of selection criteria

Appendix A to the Contract Notice contains specific statements in relation to Section B (Economic and financial standing)

Financial Status - Bidders will be required to have a minimum "general" yearly turnover as detailed within the minimum level(s) of standards required below:

Where turnover information is not available for the time period requested, the bidder will be required to state the date which they were set up/started trading.

Where the bidder is under no obligation to publish accounts and therefore does not have financial and risk ratings, they will be required to provide their audited financial accounts for the previous 2 years as part of the request for documentation stage in order that the Council may assess these to determine the suitability of the bidder to undertake a contract of this size. This assessment will consider whether or not the bidders annual turnover meets the minimum turnover levels stated previously and whether or not there is any significant financial risk identified.

The Council will determine the Bidders financial status and risk where the contract is of high value (over 50,000GBP) or where Bidders have aggregated spend over multiple contracts over 50,000GBP.

Minimum level(s) of standards possibly required

Insurance -

Employer's (Compulsory) Liability Insurance: 5,000,000GBP each and every claim

Public Liability Insurance: 5,000,000GBP each and every claim.

To allow you application to remain valid and up to date, present copies of insurances on expiry of your policy.

III.1.3) Technical and professional ability

List and brief description of selection criteria

Section C (Technical and professional ability) and Section D (Quality assurance schemes and environmental management standards) of the SPD (Scotland) document

Any significant changes to the business that impact on your ability to undertake works must be reported by re-submitting your application.

This could be following an expansion or contraction of turnover by 20% or more.

Minimum level(s) of standards possibly required

As detailed within this notice and specifically with iii.1.1. Suitability to pursue the preferred activity

III.2) Conditions related to the contract

III.2.2) Contract performance conditions

Contract performance conditions may relate in particular to social and environmental conditions.

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

The procurement involves the setting up of a dynamic purchasing system

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.2.1) Previous publication concerning this procedure

Notice number: [2018/S 087-194773](#)

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

Date

17 June 2030

Local time

12:00pm

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

24 June 2030

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

Section VI. Complementary information

VI.1) Information about recurrence

This is a recurrent procurement: Yes

Estimated timing for further notices to be published: 3 months prior to ending of this procurement, consideration will be given to extending the DPS again

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

Orkney Islands 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 tenders will not be considered by the Council and all questions are to be submitted via the Questions and Answers section of this contract advertisement on PCS. An economic operator that suffers, or risks suffering, loss or damage attributable to a breach of duty under the Public Contracts (Scotland) Regulations may bring proceedings in the Sheriff Court or Court of Session.

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=803155.

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.

The Contracting Authority does not intend to include a sub-contract clause as part of community benefits (as per Section 25 of the Procurement Reform (Scotland) Act 2014) in this contract for the following reason:

Whilst the overall value of the DPS is over 4,000,000 GBP there will be no individual contract with a value over 4,000,000 GBP

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 Benefit Clauses will be included on a case by case basis as appropriate for higher value works and services where the value is likely to aggregate to more than 4,000,000 GBP over the duration of the DPS.

More information is available at the following

link:

<https://www.orkney.gov.uk/our-services/enterprise-and-economic-growth/procurement/sustainable-procurement/>

The type of community benefit clause that may be included where appropriate will comprise one or more of the following criteria;

The bidder should demonstrate a commitment to providing work placements or training opportunities to those in education; recruitment of long term unemployed, disadvantaged or young people including those with learning disabilities; and providing opportunities for involving local community organisations/social enterprises/SMEs in the delivery of the contract.

(SC Ref:803155)

Download the ESPD document here:

https://www.publiccontractsscotland.gov.uk/ESPD/ESPD_Download.aspx?id=803155

VI.4) Procedures for review

VI.4.1) Review body

Kirkwall Sheriff Court

Watergate

Kirkwall

KW15 1PD

Email

kirkwall@scotcourts.gov.uk

Telephone

+44 1856872110

Country

United Kingdom

Internet address

<https://www.scotcourts.gov.uk/>

VI.4.2) Body responsible for mediation procedures

Kirkwall Sheriff Court

Watergate

Kirkwall

KW15 1DP

Email

kirkwall@scotcourts.gov.uk

Telephone

+44 1856872110

Country

United Kingdom

Internet address

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

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

Kirkwall Sheriff Court

Watergate

Kirkwall

KW15 1DP

Email

kirkwall@scotcourts.gov.uk

Telephone

+44 1856872110

Country

United Kingdom

Internet address

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