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**United Kingdom-Livingston: Structural products
2018/S 164-373740**

Contract notice

Works

Legal Basis:

Directive 2014/24/EU

Section I: Contracting authority

I.1) Name and addresses

LHC for the Scottish Procurement Alliance (SPA)
6 Deer Park, Fairways Business park,
Livingston
EH54 8AF
United Kingdom

Contact person: Tony woods
Telephone: +44 1506894395
E-mail: tony.woods@lhc.gov.uk
NUTS code: UKM

Internet address(es):

Main address: <http://www.scottishprocurement.scot>
Address of the buyer profile: https://www.publiccontractsscotland.gov.uk/search/Search_AuthProfile.aspx?ID=AA16123

I.2) Information about joint procurement

The contract is awarded by a central purchasing body

I.3) Communication

The procurement documents are available for unrestricted and full direct access, free of charge, at: <https://procontract.due-north.com>

Additional information can be obtained from the abovementioned address

Tenders or requests to participate must be submitted electronically via: <https://procontract.due-north.com>

I.4) Type of the contracting authority

Body governed by public law

I.5) Main activity

Other activity: Public sector framework tendering organisation

Section II: Object

II.1) Scope of the procurement

II.1.1) Title:

New Home Construction — Offsite (Scotland)
Reference number: NH2

II.1.2) Main CPV code

44200000

II.1.3) **Type of contract**

Works

II.1.4) **Short description:**

LHC is renewing its offsite housing Framework. The Framework is split into four Workstreams, Workstream 1: Volumetric Systems, (options for Housing, Apartments, Adaptive Pods, room on the roof, Temporary accommodation);

Workstream 2: Panelised systems(open or closed panels);

Workstream 3: High rise projects systems;

Workstream 4: Turn Key Projects low rise(Options for housing and apartments, adaptive pods room on the roof).

Within each workstream bidders can select which options they can deliver. The framework is aimed at delivering Housing apartments, adaptive pods, student accommodation, care homes, room on the roof, temporary accommodation using offsite systems.

There is also the option under all work streams for bidders to deliver units to the Fabric first Principal.

The Framework will be open for use by all public sector organizations including local authorities and registered providers. A list of eligible organizations is available at www.lhc.gov.uk/24

II.1.5) **Estimated total value**

Value excluding VAT: 600 000 000.00 GBP

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:**

Workstream 1: Volumetric — East Scotland

Lot No: 9

II.2.2) **Additional CPV code(s)**

44211100

II.2.3) **Place of performance**

NUTS code: UKM7

Main site or place of performance:

Various offsite Housing projects across East Scotland

II.2.4) **Description of the procurement:**

The provision of Volumetric offsite building systems for residential use. Bidders can offer turnkey delivery of projects as the main contractor or supply and erection only. Bidders should select which options they propose to deliver from the list below:

Option 1: Housing;

Option 2: Apartments(including student accommodation and care homes);

Option 3: Adaptive Pods, Option 4: Room on the roof;

Option 4: Room on the roof;

Option 5: Temporary Accommodation;

Option 6: enhanced energy performance.

Bidders may offer one or all of options 1 to 5 under the workstream. Option 6 is only available if another option is selected

Bidders may offer all of the options or only individual options.

Bidders will be able to offer a turnkey solution or supply and installation service only. Bidders will be able to offer the service to any public sector organization as listed on the list at www.lhc.goc.uk/24

Bidders shall nominate all manufacturers they propose to use under the framework.

This framework can be used by any public sector body or organisation subject to Public Procurement Regulations throughout England including, but not limited to:

- Local Authorities,
- Education Authorities,
- Further Education Authorities,
- Academies,
- Police Authorities,
- Fire Authorities,
- Public Health Authorities,
- Tenant Management Organisations and Registered Providers of social housing.

II.2.5) **Award criteria**

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

II.2.6) **Estimated value**

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

Duration in months: 48

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.2.12) **Information about electronic catalogues**

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**

II.2) **Description**

II.2.1) **Title:**

Workstream 1 Volumetric -West Central Scotland

Lot No: 10

II.2.2) **Additional CPV code(s)**

44211100

II.2.3) **Place of performance**

NUTS code: UKM8

Main site or place of performance:

Various offsite Housing projects across West Central Scotland

II.2.4) **Description of the procurement:**

The provision of Volumetric offsite building systems for residential use. Bidders can offer turnkey delivery of projects as the main contractor or supply and erection only. Bidders should select which options they propose to deliver from the list below:

Option 1: Housing,

Option 2: Apartments(including student accommodation and care homes),

Option 3: Adaptive Pods, Option 4: Room on the roof,

Option 4: Room on the roof

Option 5: Temporary Accommodation,

Option 6: enhanced energy performance.

Bidders may offer one or all of options 1 to 5 under the workstream. Option 6 is only available if another option is selected

Bidders may offer all of the options or only individual options.

Bidders will be able to offer a turnkey solution or supply and installation service only. Bidders will be able to offer the service to any public sector organization as listed on the list at www.lhc.goc.uk/24

Bidders shall nominate all manufacturers they propose to use under the framework

This framework can be used by any public sector body or organisation subject to Public Procurement Regulations throughout England including but not limited to Local Authorities, Education Authorities, Further Education Authorities, Academies, Police Authorities, Fire Authorities, Public Health Authorities, Tenant Management Organisations and Registered Providers of social housing.

II.2.5) **Award criteria**

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

II.2.6) **Estimated value**

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

Duration in months: 48

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.2.12) **Information about electronic catalogues**

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**

II.2) **Description**

II.2.1) **Title:**

Workstream 1 Volumetric -North Eastern Scotland

Lot No: 11

II.2.2) **Additional CPV code(s)**

44211100

II.2.3) **Place of performance**

NUTS code: UKM5

II.2.4) **Description of the procurement:**

Various offsite Housing projects across North Eastern Scotland

II.2.5) **Award criteria**

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

II.2.6) **Estimated value**

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

Duration in months: 48

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.2.12) **Information about electronic catalogues**

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**

II.2) **Description**

II.2.1) **Title:**

Workstream 1 Volumetric -Highlands - Scotland

Lot No: 12

II.2.2) **Additional CPV code(s)**

44211100

II.2.3) **Place of performance**

NUTS code: UKM6

Main site or place of performance:

Various offsite Housing projects across Highlands - Scotland

II.2.4) **Description of the procurement:**

The provision of Volumetric offsite building systems for residential use. Bidders can offer turnkey delivery of projects as the main contractor or supply and erection only. Bidders should select which options they propose to deliver from the list below:

Option 1: Housing,

Option 2: Apartments(including student accommodation and care homes),

Option 3: Adaptive Pods, Option 4: Room on the roof,

Option 4: Room on the roof

Option 5: Temporary Accommodation,

Option 6: enhanced energy performance.

Bidders may offer one or all of options 1 to 5 under the workstream. Option 6 is only available if another option is selected

Bidders may offer all of the options or only individual options.

Bidders will be able to offer a turnkey solution or supply and installation service only. Bidders will be able to offer the service to any public sector organization as listed on the list at www.lhc.goc.uk/24

Bidders shall nominate all manufacturers they propose to use under the framework

This framework can be used by any public sector body or organisation subject to Public Procurement

Regulations throughout England including but not limited to Local Authorities, Education Authorities,

Further Education Authorities, Academies, Police Authorities, Fire Authorities, Public Health Authorities, Tenant Management Organisations and Registered Providers of social housing.

Partial coverage of lot will be allowed:

Argyll and Bute

Highlands

Eileanan an Iar, Na h-
Moray
Orkney Islands
Shetland Islands

II.2.5) **Award criteria**

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

II.2.6) **Estimated value**

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

Duration in months: 48

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.2.12) **Information about electronic catalogues**

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**

II.2) **Description**

II.2.1) **Title:**

Workstream 1 Volumetric -Southern Scotland
Lot No: 13

II.2.2) **Additional CPV code(s)**

44211100

II.2.3) **Place of performance**

NUTS code: UKM9

Main site or place of performance:

Various offsite Housing projects across Southern Scotland

II.2.4) **Description of the procurement:**

He provision of Volumetric offsite building systems for residential use. Bidders can offer turnkey delivery of projects as the main contractor or supply and erection only. Bidders should select which options they propose to deliver from the list below:

Option 1: Housing,

Option 2: Apartments(including student accommodation and care homes),

Option 3: Adaptive Pods, Option 4: Room on the roof,

Option 4: Room on the roof

Option 5: Temporary Accommodation,

Option 6: enhanced energy performance.

Bidders may offer one or all of options 1 to 5 under the workstream. Option 6 is only available if another option is selected

Bidders may offer all of the options or only individual options.

Bidders will be able to offer a turnkey solution or supply and installation service only. Bidders will be able to offer the service to any public sector organization as listed on the list at www.lhc.goc.uk/24

Bidders shall nominate all manufacturers they propose to use under the framework
This framework can be used by any public sector body or organisation subject to Public Procurement Regulations throughout England including but not limited to Local Authorities, Education Authorities, Further Education Authorities, Academies, Police Authorities, Fire Authorities, Public Health Authorities, Tenant Management Organisations and Registered Providers of social housing.

II.2.5) **Award criteria**

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

II.2.6) **Estimated value**

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

Duration in months: 48

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.2.12) **Information about electronic catalogues**

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**

II.2) **Description**

II.2.1) **Title:**

Workstream 2 Panelised Systems - East Scotland

Lot No: 22

II.2.2) **Additional CPV code(s)**

44211000

II.2.3) **Place of performance**

NUTS code: UKM7

Main site or place of performance:

Workstream 2 Panelised Systems - Eastern Scotland

II.2.4) **Description of the procurement:**

The provision of panelized offsite building systems for the use in residential projects. Bidders can design manufacture supply and erect a panelized system.

Bidders have the option of:

Option 1 open panel systems

Option 2 Insulated Panels

Option 3 Closed panel system with cladding and windows

Option 4 Panels with enhanced energy performance.

Bidders may offer all of the options or only individual options.

Bidders will be able to offer the service to any public sector organization as listed on the list at

www.lhc.goc.uk/24. The panelized systems may be provided for the use in any type of Residential construction project including Housing, apartments, student accommodation, care homes and any other form of residential construction

II.2.5) **Award criteria**

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

II.2.6) **Estimated value**

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

Duration in months: 48

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.2.12) **Information about electronic catalogues**

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**

II.2) **Description**

II.2.1) **Title:**

Workstream 2 Panelised Systems - West Central Scotland

Lot No: 23

II.2.2) **Additional CPV code(s)**

44211000

II.2.3) **Place of performance**

NUTS code: UKM8

Main site or place of performance:

Various offsite Housing projects across West Central Scotland

II.2.4) **Description of the procurement:**

The provision of panelized offsite building systems for the use in residential projects. Bidders can design manufacture supply and erect a panelized system.

Bidders have the option of:

Option 1 open panel systems

Option 2 Insulated Panels

Option 3 Closed panel system with cladding and windows

Option 4 Panels with enhanced energy performance.

Bidders may offer all of the options or only individual options.

Bidders will be able to offer the service to any public sector organization as listed on the list at

www.lhc.goc.uk/24. The panelized systems may be provided for the use in any type of Residential construction project including Housing, apartments, student accommodation, care homes and any other form of residential construction

II.2.5) **Award criteria**

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

II.2.6) **Estimated value**

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

Duration in months: 48

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.2.12) **Information about electronic catalogues**

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**

II.2) **Description**

II.2.1) **Title:**

Workstream 2 Panelised Systems - North Eastern Scotland
Lot No: 24

II.2.2) **Additional CPV code(s)**

44211100

II.2.3) **Place of performance**

NUTS code: UKM5

Main site or place of performance:

Workstream 2 Panelised Systems - North Eastern Scotland

II.2.4) **Description of the procurement:**

The provision of panelized offsite building systems for the use in residential projects. Bidders can design manufacture supply and erect a panelized system.

Bidders have the option of:

Option 1 open panel systems

Option 2 Insulated Panels

Option 3 Closed panel system with cladding and windows

Option 4 Panels with enhanced energy performance.

Bidders may offer all of the options or only individual options.

Bidders will be able to offer the service to any public sector organization as listed on the list at

www.lhc.goc.uk/24. The panelized systems may be provided for the use in any type of Residential construction project including Housing, apartments, student accommodation, care homes and any other form of residential construction

II.2.5) **Award criteria**

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

II.2.6) **Estimated value**

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

Duration in months: 48

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.2.12) **Information about electronic catalogues**

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**

II.2) **Description**

II.2.1) **Title:**

Workstream 2 Panelised Systems - Highlands - Scotland
Lot No: 25

II.2.2) **Additional CPV code(s)**

44211000

II.2.3) **Place of performance**

NUTS code: UKM6

Main site or place of performance:

Various offsite Housing projects across Highlands - Scotland

II.2.4) **Description of the procurement:**

The provision of panelized offsite building systems for the use in residential projects. Bidders can design manufacture supply and erect a panelized system.

Bidders have the option of:

Option 1 open panel systems

Option 2 Insulated Panels

Option 3 Closed panel system with cladding and windows

Option 4 Panels with enhanced energy performance.

Bidders may offer all of the options or only individual options.

Bidders will be able to offer the service to any public sector organization as listed on the list at

www.lhc.goc.uk/24. The panelized systems may be provided for the use in any type of Residential construction project including Housing, apartments, student accommodation, care homes and any other form of residential construction

Partial coverage of lot will be allowed:

Argyll and Bute

Highlands

Eileanan an Iar, Na h-

Moray

Orkney Islands

Shetland Islands

II.2.5) **Award criteria**

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

II.2.6) **Estimated value**

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

Duration in months: 48

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.2.12) **Information about electronic catalogues**

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**

II.2) **Description**

II.2.1) **Title:**

Workstream 2 Panelised Systems - Southern Scotland
Lot No: 26

II.2.2) **Additional CPV code(s)**

44211100

II.2.3) **Place of performance**

NUTS code: UKM9

Main site or place of performance:

Various offsite Housing projects across Highlands - Southern Scotland

II.2.4) **Description of the procurement:**

The provision of panelized offsite building systems for the use in residential projects. Bidders can design manufacture supply and erect a panelized system.

Bidders have the option of:

Option 1 open panel systems

Option 2 Insulated Panels

Option 3 Closed panel system with cladding and windows

Option 4 Panels with enhanced energy performance.

Bidders may offer all of the options or only individual options.

Bidders will be able to offer the service to any public sector organization as listed on the list at

www.lhc.goc.uk/24. The panelized systems may be provided for the use in any type of Residential construction project including Housing, apartments, student accommodation, care homes and any other form of residential construction

II.2.5) **Award criteria**

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

II.2.6) **Estimated value**

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

Duration in months: 48

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.2.12) **Information about electronic catalogues**

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**

II.2) **Description**

- II.2.1) **Title:**
Workstream 3 Apartment High-rise - Scotland
Lot No: 30
- II.2.2) **Additional CPV code(s)**
45211340
- II.2.3) **Place of performance**
NUTS code: UKM
Main site or place of performance:
Various offsite Housing projects across Scotland
- II.2.4) **Description of the procurement:**
Workstream 3 Highrise systems for bidders that can deliver high rise systems through the use of offsite systems. Bidders can select which options they want to offer under workstream 3,
Option 1 low rise apartment blocks minimum of 25 units,
Option 2 Residential projects 5m to 18m
Option 3 Residential project s18m to 30m
Option 4 Residential projects 30m Plus,
Option 5 Student accommodation
Option 6 enhanced energy efficiency.
Bidders may bid for 1 or all of the options.
Bidders will be able to offer the service to any public sector organization as listed on the list at www.lhc.goc.uk/24.
Bidders must declare the manufacturing locations that they will use for the framework
- II.2.5) **Award criteria**
Price is not the only award criterion and all criteria are stated only in the procurement documents
- II.2.6) **Estimated value**
- II.2.7) **Duration of the contract, framework agreement or dynamic purchasing system**
Duration in months: 48
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.2.12) **Information about electronic catalogues**
- 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**
- II.2) **Description**
- II.2.1) **Title:**
Workstream 4 Turn key solutions delivering offsite solutions - Projects with Individual sites less than 25 units - East Scotland
Lot No: 39
- II.2.2) **Additional CPV code(s)**
45200000

II.2.3) **Place of performance**

NUTS code: UKM7

Main site or place of performance:

Various New Build offsite projects across Eastern Scotland

II.2.4) **Description of the procurement:**

Turnkey solutions delivering offsite residential projects including Housing, apartments, care homes and student accommodation, temporary accommodation.

This lot is for Band 1, projects where the majority of the sites will be less than 25 units on them, bidders can offer a range of offsite systems, due to the nature of some of the projects which will be across multiple site Bidders may also offer an onsite solution to some sites where it is uneconomical to build with an offsite solution. This workstream is aimed at providing a service for clients who have a Build programme over a number of smaller sites The largest site within the project would be up to 25 units on an individual site, other sites may be only one or two units within the project.

This workstream is aimed at low rise projects below 18m

Bidders may offer a number of different offsite systems to be used under the tender.

Bidders must declare all of the manufacturing locations that will be providing offsite systems

Bidders may also offer an on-site solution to some sites within a client's projects where it is uneconomical to build with an offsite solution.

This workstream is split into two sizes bands. Bidders may choose which options they propose to deliver:

Option 1 Housing and Apartments,

Option 2 Adaptive pods,

Option 3 room in the roof,

Option 4 adaptive pods,

Option 5 enhanced energy performance

II.2.5) **Award criteria**

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

II.2.6) **Estimated value**

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

Duration in months: 48

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.2.12) **Information about electronic catalogues**

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**

II.2) **Description**

II.2.1) **Title:**

Workstream 4 Turn key solutions delivering offsite solutions - Projects with Individual sites less than 25 units - Southwest Scotland

Lot No: 40

- II.2.2) **Additional CPV code(s)**
45200000
- II.2.3) **Place of performance**
NUTS code: UKM8
Main site or place of performance:
Various New Build offsite projects across West Central Scotland
- II.2.4) **Description of the procurement:**
Turnkey solutions delivering offsite residential projects including Housing, apartments, care homes and student accommodation, temporary accommodation.
This lot is for Band 1, projects where the majority of the sites will be less than 25 units on them, bidders can offer a range of offsite systems, due to the nature of some of the projects which will be across multiple site Bidders may also offer an onsite solution to some sites where it is uneconomical to build with an offsite solution. This workstream is aimed at providing a service for clients who have a Build programme over a number of smaller sites The largest site within the project would be up to 25 units on an individual site, other sites may be only one or two units within the project.
This workstream is aimed at low rise projects below 18m
Bidders may offer a number of different offsite systems to be used under the tender.
Bidders must declare all of the manufacturing locations that will be providing offsite systems
Bidders may also offer an on-site solution to some sites within a client's projects where it is uneconomical to build with an offsite solution.
This workstream is split into two sizes bands. Bidders may choose which options they propose to deliver:
Option 1 Housing and Apartments,
Option 2 Adaptive pods,
Option 3 room in the roof,
Option 4 adaptive pods,
Option 5 enhanced energy performance
- II.2.5) **Award criteria**
Price is not the only award criterion and all criteria are stated only in the procurement documents
- II.2.6) **Estimated value**
- II.2.7) **Duration of the contract, framework agreement or dynamic purchasing system**
Duration in months: 48
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.2.12) **Information about electronic catalogues**
- 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**
- II.2) **Description**
- II.2.1) **Title:**

Workstream 4 Turn key solutions delivering offsite solutions - Projects with Individual sites less than 25 units -
North Eastern Scotland
Lot No: 41

II.2.2) **Additional CPV code(s)**
45200000

II.2.3) **Place of performance**
NUTS code: UKM5
Main site or place of performance:
Various New Build offsite projects across North Eastern Scotland

II.2.4) **Description of the procurement:**
Turnkey solutions delivering offsite residential projects including Housing, apartments, care homes and student accommodation, temporary accommodation.
This lot is for Band 1, projects where the majority of the sites will be less than 25 units on them, bidders can offer a range of offsite systems, due to the nature of some of the projects which will be across multiple site Bidders may also offer an onsite solution to some sites where it is uneconomical to build with an offsite solution. This workstream is aimed at providing a service for clients who have a Build programme over a number of smaller sites The largest site within the project would be up to 25 units on an individual site, other sites may be only one or two units within the project.
This workstream is aimed at low rise projects below 18m
Bidders may offer a number of different offsite systems to be used under the tender.
Bidders must declare all of the manufacturing locations that will be providing offsite systems
Bidders may also offer an on-site solution to some sites within a client's projects where it is uneconomical to build with an offsite solution.
This workstream is split into two sizes bands. Bidders may choose which options they propose to deliver:
Option 1 Housing and Apartments,
Option 2 Adaptive pods,
Option 3 room in the roof,
Option 4 adaptive pods,
Option 5 enhanced energy performance

II.2.5) **Award criteria**
Price is not the only award criterion and all criteria are stated only in the procurement documents

II.2.6) **Estimated value**

II.2.7) **Duration of the contract, framework agreement or dynamic purchasing system**
Duration in months: 48
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.2.12) **Information about electronic catalogues**

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**

II.2) **Description**

II.2.1) **Title:**

Workstream 4 Turn key solutions delivering offsite solutions - Projects with Individual sites less than 25 units - Highlands - Scotland

Lot No: 42

II.2.2) **Additional CPV code(s)**

45200000

II.2.3) **Place of performance**

NUTS code: UKM6

Main site or place of performance:

Various New Build offsite projects across Highlands - Scotland

II.2.4) **Description of the procurement:**

Turnkey solutions delivering offsite residential projects including Housing, apartments, care homes and student accommodation, temporary accommodation.

This lot is for Band 1, projects where the majority of the sites will be less than 25 units on them, bidders can offer a range of offsite systems, due to the nature of some of the projects which will be across multiple site Bidders may also offer an onsite solution to some sites where it is uneconomical to build with an offsite solution. This workstream is aimed at providing a service for clients who have a Build programme over a number of smaller sites The largest site within the project would be up to 25 units on an individual site, other sites may be only one or two units within the project.

This workstream is aimed at low rise projects below 18m

Bidders may offer a number of different offsite systems to be used under the tender.

Bidders must declare all of the manufacturing locations that will be providing offsite systems

Bidders may also offer an on-site solution to some sites within a client's projects where it is uneconomical to build with an offsite solution.

This workstream is split into two sizes bands. Bidders may choose which options they propose to deliver:

Option 1 Housing and Apartments,

Option 2 Adaptive pods,

Option 3 room in the roof,

Option 4 adaptive pods,

Option 5 enhanced energy performance

Partial coverage of lot will be allowed:

Argyll and Bute

Highlands

Eileanan an Iar, Na h-

Moray

Orkney Islands

Shetland Islands

II.2.5) **Award criteria**

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

II.2.6) **Estimated value**

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

Duration in months: 48

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.2.12) **Information about electronic catalogues**

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**

II.2) **Description**

II.2.1) **Title:**

Workstream 4 Turn key solutions delivering offsite solutions - Projects with Individual sites less than 25 units - Southern Scotland

Lot No: 43

II.2.2) **Additional CPV code(s)**

45200000

II.2.3) **Place of performance**

NUTS code: UKM9

Main site or place of performance:

Various New Build offsite projects across Southern Scotland

II.2.4) **Description of the procurement:**

Turnkey solutions delivering offsite residential projects including Housing, apartments, care homes and student accommodation, temporary accommodation.

This lot is for Band 1, projects where the majority of the sites will be less than 25 units on them, bidders can offer a range of offsite systems, due to the nature of some of the projects which will be across multiple site Bidders may also offer an onsite solution to some sites where it is uneconomical to build with an offsite solution. This workstream is aimed at providing a service for clients who have a Build programme over a number of smaller sites The largest site within the project would be up to 25 units on an individual site, other sites may be only one or two units within the project.

This workstream is aimed at low rise projects below 18m

Bidders may offer a number of different offsite systems to be used under the tender.

Bidders must declare all of the manufacturing locations that will be providing offsite systems

Bidders may also offer an on-site solution to some sites within a client's projects where it is uneconomical to build with an offsite solution.

This workstream is split into two sizes bands. Bidders may choose which options they propose to deliver:

Option 1 Housing and Apartments,

Option 2 Adaptive pods,

Option 3 room in the roof,

Option 4 adaptive pods,

Option 5 enhanced energy performance

II.2.5) **Award criteria**

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

II.2.6) **Estimated value**

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

Duration in months: 48

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.2.12) **Information about electronic catalogues**

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**

II.2) **Description**

II.2.1) **Title:**

Workstream 4 Turn key solutions delivering offsite solutions - Projects with Individual sites of more than 25 units
-East Scotland

Lot No: 52

II.2.2) **Additional CPV code(s)**

45200000

II.2.3) **Place of performance**

NUTS code: UKM7

Main site or place of performance:

Various New Build offsite projects across Eastern Scotland

II.2.4) **Description of the procurement:**

Turnkey solutions delivering offsite residential projects including housing, apartments, care homes and student accommodation, temporary accommodation.

This lot is for Band 2, projects which may be individual or multiple sites where the majority of the sites will be more than 25 units on them, bidders can offer a range of offsite systems, due to the nature of some of the projects which will be across multiple sites bidders may also offer an onsite solution to some sites where it is uneconomical to build with an offsite solution.

This workstream is aimed at providing a service for clients who as well as individual sites may also have a building programme over a number of sites. Generally, the Smallest site within the project would be more than 25 units.

This workstream is aimed at low rise projects below 18m

Bidders may offer a number of different offsite systems to be used under the tender.

Bidders must declare all of the manufacturing locations that will be providing offsite systems

Bidders may also offer an on-site solution to some sites within a client's projects where it is uneconomical to build with an offsite solution.

This workstream is split into two sizes bands. Bidders may choose which options they propose to deliver:

Option 1 Housing and Apartments,

Option 2 Adaptive pods,

Option 3 room in the roof,

Option 4 adaptive pods,

Option 5 enhanced energy performance

II.2.5) **Award criteria**

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

II.2.6) **Estimated value**

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

Duration in months: 48

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.2.12) **Information about electronic catalogues**

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**

II.2) **Description**

II.2.1) **Title:**

Workstream 4 Turn key solutions delivering offsite solutions - Projects with Individual sites of more than 25 units
-West Central Scotland
Lot No: 53

II.2.2) **Additional CPV code(s)**

45200000

II.2.3) **Place of performance**

NUTS code: UKM8

Main site or place of performance:

Various New Build offsite projects across West Central Scotland

II.2.4) **Description of the procurement:**

Turnkey solutions delivering offsite residential projects including housing, apartments, care homes and student accommodation, temporary accommodation.

This lot is for Band 2, projects which may be individual or multiple sites where the majority of the sites will be more than 25 units on them, bidders can offer a range of offsite systems, due to the nature of some of the projects which will be across multiple sites bidders may also offer an onsite solution to some sites where it is uneconomical to build with an offsite solution.

This workstream is aimed at providing a service for clients who as well as individual sites may also have a building programme over a number of sites. Generally, the Smallest site within the project would be more than 25 units.

This workstream is aimed at low rise projects below 18m

Bidders may offer a number of different offsite systems to be used under the tender.

Bidders must declare all of the manufacturing locations that will be providing offsite systems

Bidders may also offer an on-site solution to some sites within a client's projects where it is uneconomical to build with an offsite solution.

This workstream is split into two sizes bands. Bidders may choose which options they propose to deliver:

Option 1 Housing and Apartments,

Option 2 Adaptive pods,

Option 3 room in the roof,

Option 4 adaptive pods,
Option 5 enhanced energy performance

II.2.5) **Award criteria**

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

II.2.6) **Estimated value**

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

Duration in months: 48

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.2.12) **Information about electronic catalogues**

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**

II.2) **Description**

II.2.1) **Title:**

Workstream 4 Turn key solutions delivering offsite solutions - Projects with Individual sites of more than 25 units
-North Eastern Scotland
Lot No: 54

II.2.2) **Additional CPV code(s)**

45200000

II.2.3) **Place of performance**

NUTS code: UKM5

Main site or place of performance:

Various New Build offsite projects across North Eastern Scotland

II.2.4) **Description of the procurement:**

Turnkey solutions delivering offsite residential projects including housing, apartments, care homes and student accommodation, temporary accommodation.

This lot is for Band 2, projects which may be individual or multiple sites where the majority of the sites will be more than 25 units on them, bidders can offer a range of offsite systems, due to the nature of some of the projects which will be across multiple sites bidders may also offer an onsite solution to some sites where it is uneconomical to build with an offsite solution.

This workstream is aimed at providing a service for clients who as well as individual sites may also have a building programme over a number of sites. Generally, the Smallest site within the project would be more than 25 units.

This workstream is aimed at low rise projects below 18m

Bidders may offer a number of different offsite systems to be used under the tender.

Bidders must declare all of the manufacturing locations that will be providing offsite systems

Bidders may also offer an on-site solution to some sites within a client's projects where it is uneconomical to build with an offsite solution.

This workstream is split into two sizes bands. Bidders may choose which options they propose to deliver:

Option 1 Housing and Apartments,
Option 2 Adaptive pods,
Option 3 room in the roof,
Option 4 adaptive pods,
Option 5 enhanced energy performance

II.2.5) **Award criteria**

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

II.2.6) **Estimated value**

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

Duration in months: 48

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.2.12) **Information about electronic catalogues**

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**

II.2) **Description**

II.2.1) **Title:**

Workstream 4 Turn key solutions delivering offsite solutions - Projects with Individual sites of more than 25 units
-Highlands - Scotland
Lot No: 55

II.2.2) **Additional CPV code(s)**

45200000

II.2.3) **Place of performance**

NUTS code: UKM6

Main site or place of performance:

Various New Build offsite projects across Highlands - Scotland

II.2.4) **Description of the procurement:**

Turnkey solutions delivering offsite residential projects including housing, apartments, care homes and student accommodation, temporary accommodation.

This lot is for Band 2, projects which may be individual or multiple sites where the majority of the sites will be more than 25 units on them, bidders can offer a range of offsite systems, due to the nature of some of the projects which will be across multiple sites bidders may also offer an onsite solution to some sites where it is uneconomical to build with an offsite solution.

This workstream is aimed at providing a service for clients who as well as individual sites may also have a building programme over a number of sites. Generally, the Smallest site within the project would be more than 25 units.

This workstream is aimed at low rise projects below 18m

Bidders may offer a number of different offsite systems to be used under the tender.

Bidders must declare all of the manufacturing locations that will be providing offsite systems

Bidders may also offer an on-site solution to some sites within a client's projects where it is uneconomical to build with an offsite solution.

This workstream is split into two sizes bands. Bidders may choose which options they propose to deliver:

Option 1 Housing and Apartments,

Option 2 Adaptive pods,

Option 3 room in the roof,

Option 4 adaptive pods,

Option 5 enhanced energy performance

Partial coverage of lot will be allowed:

Argyll and Bute

Highlands

Eileanan an Iar, Na h-

Moray

Orkney Islands

Shetland Islands

II.2.5) **Award criteria**

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

II.2.6) **Estimated value**

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

Duration in months: 48

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.2.12) **Information about electronic catalogues**

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**

II.2) **Description**

II.2.1) **Title:**

Workstream 4 Turn key solutions delivering offsite solutions - Projects with Individual sites of more than 25 units
-Southern Scotland

Lot No: 56

II.2.2) **Additional CPV code(s)**

45200000

II.2.3) **Place of performance**

NUTS code: UKM9

Main site or place of performance:

Various New Build offsite projects across Southern Scotland

II.2.4) **Description of the procurement:**

Turnkey solutions delivering offsite residential projects including housing, apartments, care homes and student accommodation, temporary accommodation.

This lot is for Band 2, projects which may be individual or multiple sites where the majority of the sites will be more than 25 units on them, bidders can offer a range of offsite systems, due to the nature of some of the projects which will be across multiple sites bidders may also offer an onsite solution to some sites where it is uneconomical to build with an offsite solution.

This workstream is aimed at providing a service for clients who as well as individual sites may also have a building programme over a number of sites. Generally, the Smallest site within the project would be more than 25 units.

This workstream is aimed at low rise projects below 18m

Bidders may offer a number of different offsite systems to be used under the tender.

Bidders must declare all of the manufacturing locations that will be providing offsite systems

Bidders may also offer an on-site solution to some sites within a client's projects where it is uneconomical to build with an offsite solution.

This workstream is split into two sizes bands. Bidders may choose which options they propose to deliver:

Option 1 Housing and Apartments,

Option 2 Adaptive pods,

Option 3 room in the roof,

Option 4 adaptive pods,

Option 5 enhanced energy performance

II.2.5) Award criteria

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

II.2.6) Estimated value

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

Duration in months: 48

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.2.12) Information about electronic catalogues

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

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

III.1.2) Economic and financial standing

List and brief description of selection criteria:

LHC uses the following ratios to evaluate each bidder's and approved contractor's financial status:

— turnover required x 2 project value as defined on contract notice (Twice the typical value for x 2 projects called off this framework). For a SME or start-up bidders that cannot meet the lowest level of turn over, must provide evidence that they can obtain a performance bond or provide a parent company guarantee for projects over 500 000 GBP If tenders don not have a turnover generally of the level indicated within the contract notice

they will fail the financial requirements. If a bidder fails the financial requirements they will be excluded from the tender and their bid will be rejected.

Profitability and Liquidity will only be assessed if the bidder passes the turnover requirements.

— profitability: this is calculated as profit after tax but before dividends and minority interests. If a company makes a profit, then it passes this ratio and

— liquidity: this is calculated as current assets and work in progress, divided by current liabilities. If the answer is greater than one, then it passes this ratio.

If a bidder fails the assessment for either Liquidity or profitability they may fail the financial assessment. LHC reserves the right to undertake its own detailed financial assessment of the bidder in order to ascertain to its own satisfaction the financial and economic standing and robustness of the organisation of the bidder and also, where applicable, the Parent/Holding Company and its subsidiaries. If a bidder fails this detailed assessment they will fail the tender and their bid will be rejected.

Minimum level(s) of standards possibly required:

Workstream 1: Volumetric for options 1, 2, 4, 5 and 6 Bidders shall have a Minimum “general” yearly turnover of 2 000 000 GBP for the last 3 years: for these lots only SME's or start-ups that cannot meet the lowest level of turnover must provide evidence that they can obtain a performance bond or provide a parent company guarantee for projects over 500 000 GBP;

Workstream 1 volumetric: Option3 Adaptive pods for bidders only apply for this option must have a yearly general turnover of 100 000 GBP where SME's or start-ups that cannot meet the lowest level of turnover must provide evidence that they can obtain a performance bond or provide a parent company guarantee for projects over 50 000 GBP;

Workstream 2: Panelised Systems supply and erection bidders will be required to have a minimum “general” yearly turnover of 500 000 GBP for the last 3 years

Workstream 3: High rise projects bidders will be required to have a minimum “general” yearly turnover of 6 000 000 GBP for the last 3 years;

Workstream 4: projects with sites up to 25 units bidders will be required to have a minimum “general” yearly turnover of 1 000 000 GBP for the last 3 years;

SME's or start-ups that cannot meet the lowest level of turnover must provide evidence that they can obtain a performance bond or provide a parent company guarantee for projects over 500 000 GBP;

Workstream 4 projects with sites of more than 25 Units bidders will be required to have a minimum “general” yearly turnover of 6 000 000 GBP for the last 3 years.

Insurances:

Employer's (Compulsory) Liability Insurance — 5 000 000 GBP

Public Liability Insurance — 5 000 000 GBP

Professional Indemnity Insurance — 5 000 000 GBP

Product Liability Insurance — 5 000 000 GBP.

III.1.3) **Technical and professional ability**

List and brief description of selection criteria:

Contractual Warranties, performance bonds or parent company guarantees may be required by the arrangement users for individual contracts.

All properties will be required to be provided with a New house building 10 or 12-year warranty.

All offsite Systems offer under the framework must be able to obtain a mortgage for the finished property

Parent company guarantees may be required by end users and LHC. Groups of suppliers tendering will be required to assume a specific legal form if successful.

Bidders shall demonstrate that they have procedures in place covering Quality, Environmental, and Health and safety. manufacturing locations must have an ISO 9001 quality system in place.

Minimum level(s) of standards possibly required:

Bidders will be required to provide a documented evidence of a quality system. Where a bidder claims they have certification it must with a UKAS accredited body attesting or equivalent.

In addition, bidders must be able to meet environmental standards in accordance with the community Eco-Management and Audit-scheme(EMAS or ISO14001) Bidders must have a Health and safety system in place.

This may be demonstrated through OHSAS18001 or equivalent scheme for Health and Safety.

III.1.5) **Information about reserved contracts**

III.2) **Conditions related to the contract**

III.2.2) **Contract performance conditions:**

III.2.3) **Information about staff responsible for the performance of the contract**

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**

IV.1.4) **Information about reduction of the number of solutions or tenders during negotiation or dialogue**

IV.1.6) **Information about electronic auction**

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 in the OJ S: [2018/S 071-156374](#)

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

Date: 12/10/2018

Local time: 17:00

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

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)

IV.2.7) **Conditions for opening of tenders**

Date: 15/10/2018

Local time: 09:00

Section VI: Complementary information

VI.1) **Information about recurrence**

This is a recurrent procurement: no

VI.2) **Information about electronic workflows**

VI.3) **Additional information:**

LHC is a Joint committee of local authorities acting as a central purchasing body on behalf of the Scottish Procurement Alliance(SPA) which is run by a joint committee of Scottish public bodies, who include housing associations and councils constituted under section 2 of the Local Government (Scotland) Act 1994, with whom and for whom this framework has been developed.

Due to the reach and scale of SPA partners' portfolios, the framework aims to support the delivery of housing throughout Scotland. Consequently, whilst not specifically consulted in the development of this framework, other contracting authorities as defined by the Public Contracts (Scotland) Regulations 2015 and as described in www.procurementalliance.scot/24.

For the avoidance of doubt in Scotland, it is mandatory for Community Benefit requirements and Project bank accounts to be included for all projects over the relevant OJEU threshold.

Due to the reach and scale of LHC partners' portfolios, the framework aims to support the delivery of housing throughout Scotland. Consequently, whilst not specifically consulted in the development of this framework, other contracting authorities as defined by the Public Contracts Regulations 2015 and as described in www.procurementalliance.scot/24, may also deem the framework to offer a value for money procurement solution for their requirements, and may also use the framework.

However, bidders should only consider the opportunity presented by current and future members of the SPA when preparing and submitting their bids.

A sub-contract clause has been included in this contract.

Community benefits are included in this requirement. For more information see Schedule 1 of the FAC1 agreement within the ITT zip folder attached to this notice.

NOTE: To register your interest in this notice and obtain any additional information please visit the LHC portal <https://procontract.due-north.com/Login>.

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 Lots in Scotland, more information see <http://www.publiccontractsscotland.gov.uk/info/InfoCentre.aspx?ID=2363>.

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: <http://www.publiccontractsscotland.gov.uk/info/InfoCentre.aspx?ID=2361>

A summary of the expected community benefits has been provided as follows:

LHC Clients are required to consider Community Benefits on each and every contract. Tenderers must be aware that LHC Clients may add Community Benefit requirements including but not limited to:

- to generate employment and training opportunities for priority groups,
- vocational training,
- to up-skill the existing workforce,
- equality and diversity initiatives,
- to make sub-contracting opportunities available to SMEs, the third sector and supported businesses,
- supply-chain development activity,
- to build capacity in community organisations,
- educational support initiatives.

(SC Ref:554017)

VI.4) **Procedures for review**

VI.4.1) **Review body**

LHC
2 Vine Street
Uxbridge
UB8 1QE
United Kingdom
Telephone: +44 1895274811
E-mail: TONY.WOODS@LHC.GOV.UK
Internet address: <http://www.scottishprocurement.scot>

- VI.4.2) **Body responsible for mediation procedures**
- VI.4.3) **Review procedure**
- VI.4.4) **Service from which information about the review procedure may be obtained**
- VI.5) **Date of dispatch of this notice:**
24/08/2018