

United Kingdom-Cardiff: Construction work for multi-dwelling buildings and individual houses

OJ S 21/2018 31/01/2018

Contract notice

Works

Legal Basis:

Directive 2014/24/EU

Section I: Contracting authority

I.1. Name and addresses

Official name: Wales & West Housing Association (on behalf of itself and (i) Enfys Developments Limited and (ii) Castell Homes Limited)

Postal address: Archway House, 77 Parc Ty Glas, Llanishen

Town: Cardiff

NUTS code: UKL22 Cardiff and Vale of Glamorgan

Postal code: CF14 5DU

Country: United Kingdom

Contact person: Ark Consultancy Limited

E-mail: gmalcolm@arkconsultancy.co.uk

Telephone: +44 1215153831

Internet address(es):

Main address: <http://www.wwha.co.uk>

Address of the buyer profile: http://www.sell2wales.gov.wales/search/Search_AuthProfile.aspx?ID=AA67364

I.1. Name and addresses

Official name: Enfys Developments Limited

Town: Cardiff

NUTS code: UKL22 Cardiff and Vale of Glamorgan

Country: United Kingdom

E-mail: info@enfysdevelopments.co.uk

Internet address(es):

Main address: www.wwha.co.uk

Address of the buyer profile: http://www.sell2wales.gov.wales/search/Search_AuthProfile.aspx?ID=

I.1. Name and addresses

Official name: Castell Homes Limited

Town: Cardiff

NUTS code: UKL22 Cardiff and Vale of Glamorgan

Country: United Kingdom

E-mail: info@castellhomes.co.uk

Internet address(es):

Main address: www.wwha.co.uk

Address of the buyer profile: http://www.sell2wales.gov.wales/search/Search_AuthProfile.aspx?ID=

I.2. Information about joint procurement

The contract involves joint procurement

I.3. Communication

The procurement documents are available for unrestricted and full direct access, free of charge, at: <https://tendermanagement.launchcontrol-systems.com/register/index/36929ce2e8>
Additional information can be obtained from the abovementioned address
Tenders or requests to participate must be submitted electronically via:
<https://tendermanagement.launchcontrol-systems.com/register/index/36929ce2e8>

I.4. Type of the contracting authority

Body governed by public law

I.5. Main activity

Housing and community amenities

Section II: Object

II.1. Scope of the procurement

II.1.1. Title

Development of New Build Housing

II.1.2. Main CPV code

45211000 Construction work for multi-dwelling buildings and individual houses

II.1.3. Type of contract

Works

II.1.4. Short description

Wales & West Housing is looking to establish 3 regional programmes of new build housing construction, in North Wales, South Wales and West Wales. Within each of those regions they wish to set up contracts for developments of varying sizes. In North and South Wales they will procure 3 contracts each, covering "Small Schemes", "Small to Medium Schemes" and "Large Schemes", whilst in West Wales there would be two contracts for "Small Schemes" and "Small to Medium Schemes". There will be an initial project committed to each contract and a commitment to a follow-on programme of similar schemes with costs calculated from the initial tendered rates.

These 8 contracts will be for a period of 10 years, subject to performance, in order to provide a consistent order book for the selected contractors. It is anticipated that the contracts will include a range of 1 - 3 schemes per annum, with an approximate overall annual budget of 30 000 000 GBP.

II.1.5. Estimated total value

Value excluding VAT: 300 000 000,00 GBP

II.1.6. Information about lots

This contract is divided into lots: yes

Tenders may be submitted for maximum number of lots: 2

Maximum number of lots that may be awarded to one tenderer: 1

II.2. Description

II.2.1. Title

North Wales — Large Schemes

Lot No: 1

II.2.2. Additional CPV code(s)

45211000 Construction work for multi-dwelling buildings and individual houses

II.2.3. Place of performance

NUTS code: UKL11 Isle of Anglesey

NUTS code: UKL12 Gwynedd

NUTS code: UKL13 Conwy and Denbighshire

NUTS code: UKL23 Flintshire and Wrexham

NUTS code: UKL24 Powys

Main site or place of performance: At sites across North Wales, part of Powys and (for large schemes only) across to Aberystwyth.

II.2.4. Description of the procurement

Wales & West Housing is looking to procure a contractor to undertake the construction of housing developments across North Wales and possibly into mid West Wales, subject to programme requirements. Larger developments are defined as those with a value above 4 000 000 GBP. It is estimated that there will be 1 - 2 schemes per annum, with an average value of 4 000 000 GBP - 5 000 000 GBP.

The North Wales region covers all North Wales Counties, plus Ceredigion as far as Aberystwyth and Powys as far as Llandridod Wells.

II.2.5. Award criteria

Criteria below

Quality criterion - Name: Quality / Weighting: 35

Price - Weighting: 65

II.2.6. Estimated value

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

Duration in months: 120

This contract is subject to renewal: no

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 :

As set out in the MOI, which is available to download.

II.2.10. Information about variants

Variants will be accepted: no

II.2.11. Information about options

Options: no

II.2.13. Information about European Union funds

The procurement is related to a project and/or programme financed by European Union funds: no

II.2.14. Additional information

II.2. Description

II.2.1. Title

North Wales — Small to Medium Schemes

Lot No: 2

II.2.2. Additional CPV code(s)

45211000 Construction work for multi-dwelling buildings and individual houses

II.2.3. Place of performance

NUTS code: UKL11 Isle of Anglesey

NUTS code: UKL12 Gwynedd

NUTS code: UKL13 Conwy and Denbighshire

NUTS code: UKL23 Flintshire and Wrexham

NUTS code: UKL24 Powys

Main site or place of performance: At sites across North Wales and part of Powys.

II.2.4. Description of the procurement

Wales & West Housing is looking to procure a contractor to undertake the construction of housing developments across North Wales, subject to programme requirements.

Small to Medium developments are defined as those with a value range of 1 500 000 GBP to 4 000 000 GBP. It is estimated that there will be 1 - 3 schemes per annum, with an average value of 2 000 000 GBP - 2 500 000 GBP.

The North Wales region covers all North Wales Counties plus Powys as far as Llandridod Wells.

II.2.5. Award criteria

Criteria below

Quality criterion - Name: Quality / Weighting: 35

Price - Weighting: 65

II.2.6. Estimated value

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

Duration in months: 120

This contract is subject to renewal: no

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

:

As set out in the MOI, which is available to download.

II.2.10. Information about variants

Variants will be accepted: no

II.2.11. Information about options

Options: no

II.2.13. Information about European Union funds

The procurement is related to a project and/or programme financed by European Union funds:
no

II.2.14. Additional information

II.2. Description

II.2.1. Title

North Wales — Small Schemes

Lot No: 3

II.2.2.

Additional CPV code(s)

45211000 Construction work for multi-dwelling buildings and individual houses

II.2.3. Place of performance

NUTS code: UKL11 Isle of Anglesey

NUTS code: UKL12 Gwynedd

NUTS code: UKL13 Conwy and Denbighshire

NUTS code: UKL23 Flintshire and Wrexham

NUTS code: UKL24 Powys

Main site or place of performance: At sites across North Wales and part of Powys.

II.2.4. Description of the procurement

Wales & West Housing is looking to procure a contractor to undertake the construction of housing developments across North Wales, subject to programme requirements.

Small developments are defined as those with a value of up to 1 500 000 GBP. It is estimated that there will be 1 - 3 schemes per annum, with an average value of 1 000 000 GBP.

The North Wales region covers all North Wales Counties plus Powys as far as Llandridod Wells.

II.2.5. Award criteria

Criteria below

Quality criterion - Name: Quality / Weighting: 35

Price - Weighting: 65

II.2.6. Estimated value**II.2.7. Duration of the contract, framework agreement or dynamic purchasing system**

Duration in months: 120

This contract is subject to renewal: no

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

:

A set out in the MOI, which is available to download.

II.2.10. Information about variants

Variants will be accepted: no

II.2.11. Information about options

Options: no

II.2.13. Information about European Union funds

The procurement is related to a project and/or programme financed by European Union funds:

no

II.2.14. Additional information**II.2. Description****II.2.1. Title**

South Wales — Large Schemes

Lot No: 4

II.2.2. Additional CPV code(s)

45211000 Construction work for multi-dwelling buildings and individual houses

II.2.3. Place of performance

NUTS code: UKL16 Gwent Valleys

NUTS code: UKL17 Bridgend and Neath Port Talbot

NUTS code: UKL18 Swansea

NUTS code: UKL21 Monmouthshire and Newport

NUTS code: UKL22 Cardiff and Vale of Glamorgan

Main site or place of performance: At sites across South Wales and part of Powys.

II.2.4. Description of the procurement

Wales & West Housing is looking to procure a contractor to undertake the construction of housing developments across South Wales, subject to programme requirements.

Large developments are defined as those with a value of over 4 000 000 GBP. It is estimated that there will be 1 - 2 schemes per annum, with an average value of 4 000 000 GBP - 5 000 000 GBP.

The South Wales region includes the area from Monmouthshire across to Swansea, the Central Valleys and Powys as far as Newtown.

II.2.5. Award criteria

Criteria below

Quality criterion - Name: Quality / Weighting: 35

Price - Weighting: 65

II.2.6. Estimated value

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

Duration in months: 120

This contract is subject to renewal: no

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
:

As set out in the MOI, which is available to download.

II.2.10. Information about variants

Variants will be accepted: no

II.2.11. Information about options

Options: no

II.2.13. Information about European Union funds

The procurement is related to a project and/or programme financed by European Union funds:
no

II.2.14. Additional information

II.2. Description

II.2.1. Title

South Wales — Small to Medium Schemes

Lot No: 5

II.2.2. Additional CPV code(s)

45211000 Construction work for multi-dwelling buildings and individual houses

II.2.3. Place of performance

NUTS code: UKL16 Gwent Valleys

NUTS code: UKL17 Bridgend and Neath Port Talbot

NUTS code: UKL18 Swansea

NUTS code: UKL21 Monmouthshire and Newport

NUTS code: UKL22 Cardiff and Vale of Glamorgan

Main site or place of performance: At sites across South Wales and part of Powys.

II.2.4. Description of the procurement

Wales & West Housing is looking to procure a contractor to undertake the construction of housing developments across South Wales, subject to programme requirements.

Small to Medium developments are defined as those with a value range of 1 500 000 GBP - 4 000 000 GBP. It is estimated that there will be 1 - 3 schemes per annum, with an average value of 2 000 000 GBP - 2 500 000.

The South Wales region includes the area from Monmouthshire across to Swansea, the Central Valleys and Powys as far as Newtown.

II.2.5. Award criteria

Criteria below

Quality criterion - Name: Quality / Weighting: 35

Price - Weighting: 65

II.2.6. Estimated value

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

Duration in months: 120

This contract is subject to renewal: no

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 :

As set out in the MOI, which is available to download.

II.2.10. Information about variants

Variants will be accepted: no

II.2.11. Information about options

Options: no

II.2.13. Information about European Union funds

The procurement is related to a project and/or programme financed by European Union funds: no

II.2.14. Additional information

II.2. Description

II.2.1. Title

South Wales — Small Schemes

Lot No: 6

II.2.2. Additional CPV code(s)

45211000 Construction work for multi-dwelling buildings and individual houses

II.2.3. Place of performance

NUTS code: UKL16 Gwent Valleys

NUTS code: UKL17 Bridgend and Neath Port Talbot

NUTS code: UKL18 Swansea

NUTS code: UKL21 Monmouthshire and Newport

NUTS code: UKL22 Cardiff and Vale of Glamorgan

Main site or place of performance: At sites across South Wales and part of Powys.

II.2.4. Description of the procurement

Wales & West Housing is looking to procure a contractor to undertake the construction of housing developments across South Wales, subject to programme requirements.

Small developments are defined as those with a value of up to 1 500 000 GBP. It is estimated that there will be 1 - 3 schemes per annum, with an average value of 1 000 000 GBP.

The South Wales Region includes the area from Monmouthshire across to Swansea, the Central Valleys and Powys as far as Newtown.

II.2.5. Award criteria

Criteria below

Quality criterion - Name: Quality / Weighting: 35

Price - Weighting: 65

II.2.6. Estimated value

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

Duration in months: 120

This contract is subject to renewal: no

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
:

As set out in the MOI, which is available to download.

II.2.10. Information about variants

Variants will be accepted: no

II.2.11. Information about options

Options: no

II.2.13. Information about European Union funds

The procurement is related to a project and/or programme financed by European Union funds:
no

II.2.14. Additional information

II.2. Description

II.2.1. Title

West Wales — Small to Medium Schemes

Lot No: 7

II.2.2. Additional CPV code(s)

45211000 Construction work for multi-dwelling buildings and individual houses

II.2.3. Place of performance

NUTS code: UKL14 South West Wales

Main site or place of performance: At sites across West Wales (Pembrokeshire, Carmarthenshire & Ceredigion).

II.2.4. Description of the procurement

Wales & West Housing is looking to procure a contractor to undertake the construction of housing developments across West Wales, subject to programme requirements.

Small to Medium schemes are defined as those with a value in the range of 1 500 000 GBP - 5 000 000 GBP. It is estimated that there will be 1 - 3 schemes per annum, with an average value of 2 000 000 GBP - 2 500 000 GBP.

The West Wales region covers the Counties of Ceredigion, Pembrokeshire and Carmarthenshire.

II.2.5. Award criteria

Criteria below

Quality criterion - Name: Quality / Weighting: 35

Price - Weighting: 65

II.2.6. Estimated value

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

Duration in months: 120

This contract is subject to renewal: no

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 :

As set out in the MOI, which is available to download.

II.2.10. Information about variants

Variants will be accepted: no

II.2.11. Information about options

Options: no

II.2.13. Information about European Union funds

The procurement is related to a project and/or programme financed by European Union funds: no

II.2.14. Additional information

II.2. Description

II.2.1. Title

West Wales — Small Schemes

Lot No: 8

II.2.2. Additional CPV code(s)

45211000 Construction work for multi-dwelling buildings and individual houses

II.2.3. Place of performance

NUTS code: UKL14 South West Wales

Main site or place of performance: At sites across West Wales (Pembrokeshire, Carmarthenshire and Ceredigion).

II.2.4. Description of the procurement

Wales & West Housing is looking to procure a contractor to undertake the construction of housing developments across West Wales, subject to programme requirements. Small developments are defined as those with a value of up to 1 500 000 GBP. It is estimated that there will be 1 - 3 schemes per annum, with an average value of 1 000 000 GBP. The West Wales region covers the Counties of Ceredigion, Pembrokeshire and Carmarthenshire.

II.2.5. Award criteria

Criteria below

Quality criterion - Name: Quality / Weighting: 35

Price - Weighting: 65

II.2.6. Estimated value

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

Duration in months: 120

This contract is subject to renewal: no

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

:

As set out in the MOI, which is available to download.

II.2.10. Information about variants

Variants will be accepted: no

II.2.11. Information about options

Options: no

II.2.13. Information about European Union funds

The procurement is related to a project and/or programme financed by European Union funds:

no

II.2.14. Additional information

Section III: Legal, economic, financial and technical information

III.1. Conditions for participation

III.1.2. Economic and financial standing

Selection criteria as stated in the procurement documents

III.1.3. Technical and professional ability

Selection criteria as stated in the procurement documents

III.2. Conditions related to the contract

III.2.2. Contract performance conditions

The expectations of the contracting authority are set out in the invitation to tender documentation and specifically in document 2 (Two) which includes contract management requirements and works performance Standards that appointed contractors will be expected to achieve.

The contracting authority expects the appointed contractors to continually improve value for money over the duration of 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

IV.1.8. Information about the Government Procurement Agreement (GPA)

The procurement is covered by the Government Procurement Agreement: no

IV.2. Administrative information

IV.2.1. Previous publication concerning this procedure

Notice number in the OJ S: [2017/S 235-487338](#)

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

Date: 02/03/2018 Local time: 13:00

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

Date: 23/03/2018

IV.2.4. Languages in which tenders or requests to participate may be submitted

English

IV.2.6. Minimum time frame during which the tenderer must maintain the tender

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

Section VI: Complementary information

VI.1. Information about recurrence

This is a recurrent procurement: no

VI.3. Additional information

Wales & West Housing (WWH) is undertaking this procurement exercise on behalf of itself and its wholly owned subsidiaries:

i— Enfys Developments Limited, and

ii— Castell Homes Limited.

All tender costs and liabilities incurred by bidders shall be the sole responsibility of bidders.

The contracting authority reserves the right to annul the tendering process and not award any contract(s).

Each Lot will be evaluated and awarded as a separate contract.

All documents to be priced in GBP and all payments made in GBP.

Bidders should note that they will be required to enter into terms and conditions of contract (Terms) which will be set out in the ITT pack and that save for matters of clarification or consistency the Terms are non-negotiable.

Under the terms of this contract the successful supplier(s) will be required to deliver community benefits in support of the authority's economic and social objectives. Accordingly, contract performance conditions may relate in particular to social and environmental considerations. The community benefits included in this contract are:

The community benefits requirements will be as set out in the invitation to tender.

(WA Ref:75597)

VI.4. Procedures for review

VI.4.1. Review body

Official name: Royal Courts of Justice

Town: London

Country: United Kingdom

VI.4.3. Review procedure

Precise information on deadline(s) for review procedures:

In accordance with the requirements of the public contracts regulations 2015 (as amended).

VI.5. Date of dispatch of this notice

29/01/2018