

United Kingdom-Liverpool: Construction work

OJ S 21/2020 30/01/2020

Contract notice

Works

Legal Basis:

Directive 2014/24/EU

Section I: Contracting authority

I.1. Name and addresses

Official name: Cobalt Housing

Postal address: 199 Lowerhouse Lane

Town: Liverpool

NUTS code: UKD72 Liverpool

Postal code: L11 2SF

Country: United Kingdom

Contact person: Osian Edwards

E-mail: procurement@cobalthousing.org.uk

Internet address(es):

Main address: <https://cobalthousing.org.uk/>

I.3. Communication

The procurement documents are available for unrestricted and full direct access, free of charge, at: <https://in-tendhost.co.uk/cobalthousing/asp/Home>

Additional information can be obtained from the abovementioned address

Tenders or requests to participate must be submitted electronically via: <https://in-tendhost.co.uk/cobalthousing/asp/Home>

Tenders or requests to participate must be submitted to the abovementioned address

I.4. Type of the contracting authority

Other type: Housing association

I.5. Main activity

Housing and community amenities

Section II: Object

II.1. Scope of the procurement

II.1.1. Title

Altbridge Park, Development of 57 Dwellings 2020-21 and a 4-Year Framework for Future Schemes valued 4 500 000 GBP to 9 000 000 GBP

Reference number: P0047

II.1.2. Main CPV code

45000000 Construction work

II.1.3. Type of contract

Works

II.1.4. Short description

One of the key attributes of Cobalt Housing's growing success is our strategic objective to deliver good quality new homes, that will replenish stock lost to RTB and simultaneously meet the ambitions and varied aspirations of our communities and residents. At the heart of our development strategy we aim to transform neighbourhoods, homes and services to improve the quality of life for our customers and provide affordable, high-quality homes in thriving communities.

II.1.5. Estimated total value

Value excluding VAT: 40 200 000,00 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

Altbridge Park, Development of 57 Dwellings 2020-21
Lot No: 1

II.2.2. Additional CPV code(s)

45000000 Construction work, 45210000 Building construction work, 45211341 Flats construction work, 45211300 Houses construction work

II.2.3. Place of performance

NUTS code: UKD72 Liverpool
Main site or place of performance:

II.2.4. Description of the procurement

Cobalt is seeking a contractor for the design and construction of 57 dwellings, together with water, gas and electrical services and installations and associated site works, landscaping, car parking, drainage and roads including highways and sewer adoption agreements and expediting all necessary stopping up orders, termination of redundant services and the diversion of existing services to facilitate the works Initial drawings have been drafted by Ainsley Gommon and can be found in 'Section 4 – Appendices, 2. Consultant's drawings and fees'. Dwellings comprise of 33 houses and 24 apartments for general needs rent:

- 6Nr 1B2P flats,
- 6Nr 2B3P flats (disability),
- 12Nr 2B4P flats,
- 20Nr 2B4P houses,
- 12Nr 3B5P houses,
- 1Nr 4B6P house.

The site is situated off Altbridge Park and Stonedale Crescent, Gillmoss, Liverpool, Merseyside, L11 9BR. This tender is to be conducted as a single stage process, this being the invitation to tender planning permission has not yet been obtained. The planning application (reference 19F/2184) has been issued to Liverpool City Council and the outcome of the application is anticipated to be late January 2020. Further details will be issued in advance of the tenders being submitted and will be issued as part of a 'Tender Update' for the contractors to include within their tender submission:

- date for possession of the site: 10.4.2020,
- date for completion of the works: 9.8.2021.

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

Value excluding VAT: 8 200 000,00 GBP

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

Start: 01/06/2020 End: 09/08/2021

This contract is subject to renewal: no

II.2.10. Information about variants

Variants will be accepted: no

II.2.11. Information about options

Options: no

II.2.13. Information about European Union funds

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

II.2.14. Additional information

II.2. Description

II.2.1. Title

Four-year framework for future schemes valued 4 500 000 GBP to 9 000 000 GBP
Lot No: 2

II.2.2. Additional CPV code(s)

45000000 Construction work, 45210000 Building construction work, 45211341 Flats construction work, 45211300 Houses construction work

II.2.3. Place of performance

NUTS code: UKD72 Liverpool

Main site or place of performance:

II.2.4. Description of the procurement

Cobalt wishes to establish a framework for future schemes valued between 4 500 000 GBP and 9 000 000 GBP, with the intention of reducing bidder workload and allowing a faster route to market. We anticipate 4 schemes of qualifying value to be tendered over the 4-year period of the framework, although this is not guarantee of future quantities. Cobalt also reserves the right to tender outside of the framework if the scheme is a specialist build e.g. extra care, or if it's deemed that greater value for money can be obtained. Despite no guarantee of schemes being directed via the framework, Cobalt hopes tenderers remain interested due to potential volumes. Tenderers are to be assured that no additional work is required at this stage, you will only need to confirm that you'd like to be considered for the framework (i.e. Lot 2) in section I. 8) of the Part A Response Up to the 6 of the highest ranked Tenderers at this tender will be awarded onto the framework. No scheme will be awarded via direct award, only via mini-competition to ensure market testing. The same evaluation criteria of 60 % price and 40 % will apply at mini-competition stage. Framework contractors will not be required to resubmit responses to the qualification criteria to mini-competitions, other than those regarding

capacity. The quality part of the evaluation will either be formed by the quality score obtained at this invitation to tender stage, or via new questions at mini-competition, or a combination of both. A new price will always be obtained for each scheme.

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

Value excluding VAT: 32 000 000,00 GBP

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.2.13. 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

List and brief description of conditions:

Refer to invitation to tender document.

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

Stated in 'Section 3 — Scope of Works, 1, COB Dev Brief 2019-20'

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

The procurement involves the establishment of a framework agreement
Framework agreement with several operators Envisaged maximum number of participants to
the framework agreement: 6 In the case of framework agreements, provide justification for any
duration exceeding 4 years:

Framework to last 4 years

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

The procurement is covered by the Government Procurement Agreement: yes

IV.2. Administrative information

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

Date: 09/03/2020 Local time: 13:00

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

Tender must be valid until: 09/06/2020

IV.2.7. Conditions for opening of tenders

Date: 09/03/2020 Local time: 13:00

Place:

Section VI: Complementary information

VI.1. Information about recurrence

This is a recurrent procurement: no

VI.3. Additional information

VI.4. Procedures for review

VI.4.1. Review body

Official name: Cobalt Housing

Postal address: 199 Lowerhouse Lane

Town: Liverpool

Postal code: L11 2SF

Country: United Kingdom

E-mail: procurement@cobalthousing.org.uk

Internet address: <https://in-tendhost.co.uk/cobalthousing.aspx/Home>

VI.4.3. Review procedure

Precise information on deadline(s) for review procedures:

VI.5. Date of dispatch of this notice

27/01/2020