

United Kingdom-Saffron Walden: Sheltered housing construction work

OJ S 57/2015 21/03/2015

Contract notice

Works

Directive 2004/18/EC

Section I: Contracting authority

I.1. Name and addresses

Official name: Uttlesford District Council

Postal address: London Road

Town: Saffron Walden

Postal code: CB11 4ER

Country: United Kingdom

Contact person: Finance Department (Procurement)

For the attention of: Mrs Cristine Oakey MCIPS

E-mail: procurement@uttlesford.gov.uk

Telephone: +44 799510451

Fax: +44 799510550

Internet address(es):General address of the contracting authority: www.uttlesford.gov.ukAddress of the buyer profile: www.uttlesford.gov.uk**Additional information can be obtained from:**

the abovementioned address

Specifications and additional documents (including documents for competitive dialogue and a dynamic purchasing system) can be obtained from:

the abovementioned address

Tenders or requests to participate must be submitted: the abovementioned address**I.2. Type of the contracting authority**

Regional or local authority

I.3. Main activity

Housing and community amenities

I.4. Contract award on behalf of other contracting authorities

The contracting authority is purchasing on behalf of other contracting authorities: no

Section II: Object of the contract

II.1. Description**II.1.1. Title attributed to the contract by the contracting authority**

Redevelopment of Sheltered Housing Scheme.

II.1.2. Type of contract and place of performance or delivery

Works

Realisation, by whatever means of work, corresponding to the requirements specified by the contracting authorities

NUTS code UKH3 Essex

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

The notice involves a public contract

II.1.4. Information about framework agreement

II.1.5. Short description of the contract or purchase(s)

Sheltered housing construction work. Uttlesford District Council (UDC) is looking for an experienced Building Contractor to demolish and rebuild a Sheltered Housing Scheme, comprising 34 x 1 bedroom flats, 7 x 2 bedroom flats and associated communal facilities. The Proposal is to construct a new, purpose-built, contemporary 41 bed sheltered scheme on the same site that will provide high quality accommodation into the future. The planning application, reference UTT/14/3655/FUL was approved with conditions by the Council on 11 March. Full details of the application and associated documents are available to view from our web-site using the following link

<http://publicaccess.uttlesford.gov.uk/online-applications>

There will be elderly residents living in part of the existing building which will mean that the development will be undertaken in 2 phases. It is therefore essential that the successful Contractor has experience of working with residents living on site.

II.1.6. CPV code(s)

45211200 Sheltered housing construction work

II.1.7. Information about the Government Procurement Agreement (GPA)

The procurement is covered by the Government Procurement Agreement: yes

II.1.8. Lots

This contract is divided into lots: no

II.1.9. Information about variants

Variants will be accepted: no

II.2. Scope of the procurement

II.2.1. Total quantity or scope

Uttlesford District Council (UDC) is looking for an experienced Building Contractor to demolish and rebuild a Sheltered Housing Scheme, comprising 34 x 1 bedroom flats, 7 x 2 bedroom flats and associated communal facilities. The site is located off Gaces Acre in Newport and is surrounded by residential accommodation and playing fields. The site is owned by UDC and currently provides sheltered housing accommodation that has been assessed as not fit for purpose.

The current scheme was originally constructed in 1975 and is 2 storeys with a pitched roof. The existing living accommodation is predominantly bedsit, and the scheme has no lifts and poor quality communal facilities. The existing building provides accommodation totalling 31 flats.

There will be elderly residents living in part of the existing building which will mean that the development will be undertaken in two phases. It is therefore essential that the successful Contractor has experience of working with residents living on site.

The work will be procured using a 2 stage approach under the JCT Design and Build 2011 form of contract.

The Invitation to Tender issued to shortlisted candidates will consist of two stages; the first will deal with preliminaries, overheads and profit, a cost plan and quality questions from which the preferred bidder will be selected. The preferred bidder will then work with the Council to create

detailed costings for the second stage tender process. Detailed design will be jointly controlled by UDC and the Contractor.

Estimated value excluding VAT:

Range: between 6 000 000 and 7 000 000 GBP

II.2.2. Information about options

II.2.3. Information about renewals

This contract is subject to renewal: no

II.3. Duration of the contract or time limit for completion

Start 1.10.2015. Completion 1.8.2017

Section III: Legal, economic, financial and technical information

III.1. Conditions related to the contract

III.1.1. Deposits and guarantees required

Parent Company Guarantees, Performance Bonds, warranties (including sub-contractor warranties) and/or deposits may be required by Uttlesford District Council.

Full details will be set out in the tender documents.

III.1.2. Main financing conditions and payment arrangements and/or reference to the relevant provisions governing them

Full details will set out in the tender documents.

III.1.3. Legal form to be taken by the group of economic operators to whom the contract is to be awarded

In the event of a group of economic operators submitting an acceptable offer it will be necessary for them to provide an undertaking that each organisation will be jointly and severally liable for the due performance of the contract. Such undertaking will be in addition to the requirement to provide other deposits and guarantees required by Uttlesford District Council for the due performance of the contract.

III.1.4. Contract performance conditions

The performance of the contract is subject to particular conditions: yes

Description of particular conditions: The contract shall be performed on the basis of the Joint Contracts Tribunal Design & Build form of contract Rev 2011 as varied to include the Council's specific requirements.

III.2. Conditions for participation

III.2.1. Suitability to pursue the professional activity, including requirements relating to enrolment on professional or trade registers

List and brief description of conditions: The Authority will apply all the offences listed in Article 45(1) of Directive 2004/18/EC (implemented as Regulation 23(1) of the Public Contract Regulations (PCR) 2006 in the UK) and all of the professional misconducts listed at Article 45 (2) of Directive 2004/18/EC (see also Regulation 23(2) in the PCR 2006) to the decision of whether a Candidate is eligible to be invited to tender.

A full list of the Regulation 23(1) and 23(2) criteria are at <http://www.delta-esourcing.com/delta/project/reasonsForExclusion.html#pcr>

Candidates will be required to answer these questions as part of the qualification process. For candidates who are registered overseas, you will need to declare if you have any offences

/misconduct under your own countries laws, where these laws are equivalent to the Regulation 23 lists.

Candidates who have been convicted of any of the offences under Article 45(1) are ineligible and will not be selected to bid, unless there are overriding requirements in the general interest for doing so.

Candidates who are guilty of any of the offences, circumstances or misconduct under Article 45 (2) may be excluded from being selected to bid at the discretion of the Authority.

Candidates will be required to complete a PAS 91:2013 pre-qualification questionnaire for evaluation including all necessary declarations in respect of Regulations 57 (1), 57 (8) and 57 (13).

III.2.2. Economic and financial ability

List and brief description of conditions: Candidates will be required to complete a PAS 91:2013 pre-qualification questionnaire for evaluation.

Minimum level(s) of standards possibly required: As set out in the Invitation to Participate.

III.2.3. Technical and professional ability

List and brief description of conditions:

Candidates will be required to complete a PAS 91:2013 pre-qualification questionnaire for evaluation.

Minimum level(s) of standards possibly required:

As set out in the Invitation to Participate.

III.2.4. Information about reserved contracts

III.3. Conditions specific to services contracts

III.3.1. Information about a particular profession

III.3.2. Information about staff responsible for the performance of the contract

Section IV: Procedure

IV.1. Type of procedure

IV.1.1. Type of procedure

Restricted

IV.1.2. Information about the limits on the number of candidates to be invited

Envisaged number of candidates: 5

Objective criteria for choosing the limited number of candidates: Applicants will be required to complete a PAS91:2013 for evaluation. Criteria for selection is set out in the covering documentation. Candidates will be evaluated by a panel of Officers, the Employers Agent and the Architect for the project.

IV.1.3. Information about reduction of the number of solutions or tenders during negotiation or dialogue

IV.2. Award criteria

IV.2.1. Award criteria

The most economically advantageous tender in terms of Price is not the only award criterion and all criteria are stated only in the procurement documents

IV.2.2. Information about electronic auction

An electronic auction will be used: no

IV.3. Administrative information

IV.3.1. File reference number attributed by the contracting authority

229.2015

IV.3.2. Previous publication concerning this procedure

no

IV.3.3. Conditions for obtaining specifications and additional documents or descriptive document

IV.3.4. Time limit for receipt of tenders or requests to participate

16.4.2015 - 10:00

IV.3.5. Estimated date of dispatch of invitations to tender or to participate to selected candidates

1.5.2015

IV.3.6. Languages in which tenders or requests to participate may be submitted

English.

IV.3.7. Minimum time frame during which the tenderer must maintain the tender

IV.3.8. Conditions for opening of tenders

Section VI: Complementary information

VI.1. Information about recurrence

This is a recurrent procurement: no

VI.2. Information about European Union funds

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

VI.3. Additional information

To view this notice, please click here:

<https://www.paessex.gov.uk/delta/viewNotice.html?noticeId=134870955>

GO Reference: GO-2015316-PRO-6443657.

VI.4. Procedures for review

VI.4.1. Review body

Official name: Uttlesford DC

Postal address: London Road

Town: Saffron Walden

Postal code: CB11 4ER

Country: United Kingdom

E-mail: procurement@uttlesford.gov.uk

Telephone: +44 799510510

Fax: +44 799510500

Internet address: www.uttlesford.gov.uk

VI.4.2. Review procedure

Precise information on deadline(s) for review procedures: Uttlesford District Council will incorporate a minimum 10 calendar day standstill period at the point information on the award of the contract is communicated to tenderers (The award decision notice). Applicants who are unsuccessful shall be informed by the Council as soon as possible after the decision is made as to the reasons why the applicant was unsuccessful. If an appeal regarding the award of the contract has not been successfully resolved, the Public Contracts Regulations 2015 provide for aggrieved parties who have been harmed or are at risk of harm by breach of the Regulations to take legal action. Any such action must be brought within the applicable limitation time. Where a contract has not been entered into, the Court may order the setting aside of the award decision or order for any document to be amended and may award damages, make a declaration of ineffectiveness, order for a fine to be paid, and/or order the duration of the contract to be shortened. The purpose of the standstill period referred to above is to allow the parties to apply to the Courts to set aside the award decision before the contract is entered into.

VI.4.3. Service from which information about the review procedure may be obtained**VI.5. Date of dispatch of this notice**

16.3.2015