

UK-London: Building construction work

OJ S 101/2013 28/05/2013

Contract notice

Works

Directive 2004/18/EC

Section I: Contracting authority

I.1. Name and addresses

Official name: Ealing Council

Postal address: Perceval House, 14-16 Uxbridge Road, Ealing

Town: London

Postal code: W5 2HL

Country: United Kingdom

Contact person: Housing & Regeneration

For the attention of: Wendy Stokes

E-mail: copleyclose@ealing.gov.uk

Telephone: +44 2088255005

Internet address(es):

General address of the contracting authority: <http://www.ealing.gov.uk>

Address of the buyer profile: http://www.ealing.gov.uk/info/200095/tenders_and_contracts

Additional information can be obtained from:

Official name: Ealing Council

Postal address: Perceval House, 14-16 Uxbridge Road

Town: Ealing, London,

Postal code: W5 2HL

Country: United Kingdom

Contact person: Housing & Regeneration

For the attention of: Wendy Stokes

E-mail: copleyclose@ealing.gov.uk

Telephone: +44 2088255005

Internet address: <http://www.ealing.gov.uk>

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

Official name: Ealing Council

Postal address: Perceval House, 14-16 Uxbridge Road

Town: Ealing, London,

Postal code: W5 2HL

Country: United Kingdom

Contact person: Housing & Regeneration

For the attention of: Wendy Stokes

E-mail: copleyclose@ealing.gov.uk

Telephone: +44 2088255005

Internet address: <http://www.ealing.gov.uk>

Tenders or requests to participate must be submitted: Official name: Ealing Council

Postal address: Perceval House, 14-16 Uxbridge Road

Town: Ealing, London,

Postal code: W5 2HL

Country: United Kingdom
For the attention of: Strategic Procurement
Telephone: +44 2088255000
Internet address: <http://www.ealing.gov.uk>

I.2. Type of the contracting authority

Regional or local authority

I.3. Main activity

General public services

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

Copley Close Phase 2, Hanwell.

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

Works

Design and execution

Main site or place of performance: Copley Close Estate, Copley Close, Hanwell, London W7.

NUTS code UKI23 Outer London - West and North West

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)

The project is to carry out major improvement works to the existing Copley Estate in Hanwell, Ealing over a 5 year phased programme.

The works will comprise:

— New Build of approximately 202 No. private sale/shared ownership/market rent/affordable rent flats and houses.

— Internal refurbishment of approximately 350 No. affordable rent flats and maisonettes.

— External refurbishment of approximately 450 No. flats and maisonettes.

— Extensive public realm works.

During and following completion of the works, the project may also involve the economic operator in providing:

various professional sales and marketing services for potential sale by the Contracting Authority of around 70 new build properties

or other direct property sales arrangements with the Contracting Authority where the risks of sale of a proportion of the new build properties transferred to the Economic Operator.

II.1.6. CPV code(s)

45210000 Building construction work, 71220000 Architectural design services, 79342000 Marketing services, 45112700 Landscaping work, 45453100 Refurbishment work, 71310000 Consultative engineering and construction services, 71321000 Engineering design services for mechanical and electrical installations for buildings, 71420000 Landscape architectural

services, 45111100 Demolition work, 45211000 Construction work for multi-dwelling buildings and individual houses, 45310000 Electrical installation work, 45320000 Insulation work, 45330000 Plumbing and sanitary works, 45410000 Plastering work, 45420000 Joinery and carpentry installation work, 45430000 Floor and wall covering work, 45440000 Painting and glazing work, 45450000 Other building completion work, 71240000 Architectural, engineering and planning services, 71400000 Urban planning and landscape architectural services, 71250000 Architectural, engineering and surveying services

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: yes
Tenders may be submitted for all lots

II.1.9. Information about variants

Variants will be accepted: yes

II.2. Scope of the procurement

II.2.1. Total quantity or scope

Please refer to the Short Description section for details.
Estimated value excluding VAT:
Range: between 45 000 000 and 55 000 000 GBP

II.2.2. Information about options

Options: no

II.2.3. Information about renewals

This contract is subject to renewal: no

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

Information about lots

Lot No: 2

Lot title: Copley Close Phase 2, Hanwell – Sales and Marketing Services for potential sale of property

1) Short description

During and following completion of the works, the project may also involve the economic operator in providing: various professional sales and marketing services for potential sale by the Contracting Authority of around 70 new build properties or other direct property sales arrangements with the Contracting Authority where the risks of sale of a proportion of the new build properties transferred to the Economic Operator.

2) CPV code(s)

79342000 Marketing services

3) Quantity or scope

Please refer to the Short Description section for details.

4) Indication about different time frame or duration

5) Additional information about lots

Lot No: 1

Lot title: Copley Close Phase 2, Hanwell – Major Improvement Works

1) Short description

The project is to carry out major improvement works to the existing Copley Estate in Hanwell, Ealing over a 5 year phased programme.

The works will comprise:

- New Build of approximately 202 No. private sale/shared ownership/market rent/affordable rent flats and houses.
- Internal refurbishment of approximately 350 No. affordable rent flats and maisonettes.
- External refurbishment of approximately 450 No. flats and maisonettes.
- Extensive public realm works.

2) CPV code(s)

45210000 Building construction work, 71220000 Architectural design services, 45112700 Landscaping work, 45453100 Refurbishment work, 71310000 Consultative engineering and construction services, 71321000 Engineering design services for mechanical and electrical installations for buildings, 71420000 Landscape architectural services, 45111100 Demolition work, 45211000 Construction work for multi-dwelling buildings and individual houses, 45310000 Electrical installation work, 45320000 Insulation work, 45330000 Plumbing and sanitary works, 45410000 Plastering work, 45420000 Joinery and carpentry installation work, 45430000 Floor and wall covering work, 45440000 Painting and glazing work, 45450000 Other building completion work, 71240000 Architectural, engineering and planning services, 71250000 Architectural, engineering and surveying services, 71400000 Urban planning and landscape architectural services

3) Quantity or scope

Please refer to the Short Description section for details.

4) Indication about different time frame or duration

5) Additional information about lots

Section III: Legal, economic, financial and technical information

III.1. Conditions related to the contract

III.1.1. Deposits and guarantees required

A parent company guarantee may be required for this contract. A bond may be required if the winning contractor does not have a parent company, or if the Council's Chief Finance Officer (CFO) or the Director of Corporate Finance does not approve the parent company.

Collateral warranties will be required from building sub-contractors, consultants and sub-consultants with design responsibility.

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

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

Joint and several liability.

III.1.4. Contract performance conditions

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

Description of particular conditions: The form of contract for the works will be the JCT Design and Build Contract 2011 incorporating the Contracting Authorities project specific amendments.

The form of contract for the sales and marketing contract or sales, marketing and direct property sales contract will be described in the Invitation To Tender.

The Contracting Authority reserves the right to appoint a wholly owned subsidiary of the Contracting Authority to be the joint or sole employer under the proposed building contract and to be the joint or sole client under the property sales and marketing contracts. Tenderers will be informed as soon as the Contracting Authority has decided upon its preferred investment structure.

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: (1) All candidates will be required to produce a certificate or declaration demonstrating that they are not bankrupt or the subject of an administration order, are not being wound-up, have not granted a trust deed, are not the subject of a petition presented for sequestration of their estate, have not had a receiver, manager or administrator appointed and are not otherwise apparently insolvent.

(2) All candidates will be required to produce a certificate or declaration demonstrating that the candidate, their directors, or any other person who has powers of representation, decision or control of the candidate has not been convicted of conspiracy, corruption, bribery, or money laundering. Failure to provide such a declaration will result in the candidate being declared ineligible and they will not be selected to participate in this procurement process.

(3) All candidates will be required to produce a certificate or declaration demonstrating that they have not been convicted of a criminal offence relating to the conduct of their business or profession.

(4) All candidates will be required to produce a certificate or declaration demonstrating that they have not committed an act of grave misconduct in the course of their business or profession.

(5) All candidates must comply with the requirements of the State in which they are established, regarding registration on the professional or trade register.

(6) Any candidate found to be guilty of serious misrepresentation in providing any information required, may be declared ineligible and not selected to continue with this procurement process.

(7) All candidates will have to demonstrate that they are licensed, or a member of the relevant organisation, in the State where they are established, when the law of that State prohibits the provision of the services, described in this notice, by a person who is not so licensed or who is not a member of the relevant organisation.

(8) All candidates will be required to produce a certificate or declaration demonstrating that they have fulfilled obligations relating to the payment of social security contributions under the law of any part of the United Kingdom or of the relevant State in which the candidate is established.

(9) All candidates will be required to produce a certificate or declaration demonstrating that they have fulfilled obligations relating to the payment of taxes under the law of any part of the United Kingdom or of the relevant State in which the economic operator is established.

III.2.2. Economic and financial ability

List and brief description of conditions: (1) All candidates will be required to provide a reference from their bank.

(2) All candidates will be required to provide evidence of relevant professional risk indemnity insurance.

(3) All candidates will be required to provide a statement, covering the 3 previous financial

years including the overall turnover of the candidate and the turnover in respect of the activities which are of a similar type to the subject matter of this notice.

(4) All candidates will be required to provide statements of accounts or extracts from those accounts relating to their business.

III.2.3. Technical and professional ability

List and brief description of conditions:

(1) A statement of the candidate's average annual number of staff and managerial staff over the previous 3 years.

(2) Details of the educational and professional qualifications of their managerial staff; and those of the person(s) who would be responsible for providing the services or carrying out the work or works under the contract.

(3) All candidates will be required to provide certification from an independent body attesting conformity to environmental management standards in accordance with the Community Eco-Management and Audit Scheme (EMAS); or the European standard BS EN ISO 14001.

(4) All candidates will be required to provide certification drawn up by an independent body attesting the compliance of the economic operator with quality assurance standards based on the relevant European standards.

(5) Samples, descriptions and/or photographs, the authenticity of which must be certified if the contracting authority so requests.

(6) A check may be carried out by the contracting authority or by a competent official body of the State in which the candidate is established, to verify the technical capacity of the candidate; and if relevant, on the candidates study and research facilities and quality control measures.

(7) An indication of the proportion of the contract which the services provider intends possibly to subcontract.

(8) A statement of the technicians or technical services available to the candidate to carry out the work under the contract; or be involved in the production of goods or the provision of services under the contract; particularly those responsible for quality control, whether or not they are independent of the candidate.

(9) A statement of the tools, plant or technical equipment available to the service provider or contractor for carrying out the contract.

In order to assess whether a candidate meets the minimum standards of technical and/or professional ability we consider necessary to ensure that all elements of the contract are fully delivered, candidates will be asked to submit 3 references who are local authorities, public bodies or companies and with whom the bidder been engaged in a similar contract.

References will be taken up as part of the selection process. We reserve the right to consult further with candidates' stated referees as part of the process of awarding the contract.

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: 6

Objective criteria for choosing the limited number of candidates: Candidates must pass the 'Pass/Fail' aspects of the PQQ and we envisage that the top scoring 6 candidates will then be invited to participate at the tender stage of this procurement process based on their % score ranking from the 'Scored Questions' of the PQQ.

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

996

IV.3.2. Previous publication concerning this procedure

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

Time limit for receipt of requests for documents or for accessing documents: 14.6.2013

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

28.6.2013 - 16:00

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

23.9.2013

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

VI.2. Information about European Union funds

VI.3. Additional information

The Economic Operator will be required to submit a tender for the works contract and a tender for the sales and marketing service. The Contracting Authority reserves the right to award a contract for the works contract and a contract for the sales and marketing services to the same

Contractor or award a contract just for the works contract.

Variant bids for the sales and marketing property services will be considered by the

Contracting Authority in accordance with any rules described in the Invitation To Tender.

Please note that the deadline for all Pre-Qualification Questionnaire submissions is 16:00 hours on Friday 28.6.2013.

(MT Ref:102519)

VI.4. Procedures for review

VI.4.1. Review body

VI.4.2. Review procedure

VI.4.3. Service from which information about the review procedure may be obtained

VI.5. Date of dispatch of this notice

24.5.2013