

United Kingdom-Neath: Construction work for multi-dwelling buildings and individual houses
OJ S 90/2023 10/05/2023
Contract award notice
Works

Legal Basis:

Directive 2014/24/EU

Section I: Contracting authority

I.1. Name and addresses

Official name: Tai Tarian Ltd

Postal address: Ty Gwyn, Brunel Way, Baglan Energy Park

Town: Neath

NUTS code: UK United Kingdom

Postal code: SA11 2FP

Country: United Kingdom

E-mail: procurement@tairarian.co.uk

Telephone: +44 1639505890

Internet address(es):

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

Address of the buyer profile: https://www.sell2wales.gov.wales/search/Search_AuthProfile.aspx?ID=AA1087

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

Redevelopment of County Flats, Aberavon

Reference number: 920

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

This Request for Participation has been issued by Tai Tarian through Sell2Wales in accordance with the Competitive Procedure with Negotiation (CPN) in accordance with the Public Contracts Regulations 2015 ("the Regulations").

We are seeking to award a Contract for the redevelopment of County Flats in Aberavon, Port Talbot.

The Contract will be awarded to a single Contractor to be carried out over a period of 3 years.

The redevelopment of the County Flats in Aberavon, Port Talbot is a major opportunity to regenerate this part of Aberavon sea front and provide a landmark scheme that will provide energy efficient new homes, revitalise the public realm and also inform potential developments across Wales for decades to come.

II.1.6. Information about lots

This contract is divided into lots: no

II.1.7. Total value of the procurement

Value excluding VAT: 12 140 900,63 GBP

II.2. Description

II.2.3. Place of performance

NUTS code: UKL17 Bridgend and Neath Port Talbot

II.2.4. Description of the procurement

This Request for Participation has been issued by Tai Tarian through Sell2Wales in accordance with the Competitive Procedure with Negotiation (CPN) in accordance with the Public Contracts Regulations 2015 ("the Regulations").

We are seeking to award a Contract for the redevelopment of County Flats in Aberavon, Port Talbot.

The Contract will be awarded to a single Contractor to be carried out over a period of 3 years. The redevelopment of the County Flats in Aberavon, Port Talbot is a major opportunity to regenerate this part of Aberavon sea front and provide a landmark scheme that will provide energy efficient new homes, revitalise the public realm and also inform potential developments across Wales for decades to come.

The main objectives of the scheme are to:

- Refurbish the existing 72 flats externally to provide energy efficient homes.
- Construct 55 new homes, using modern methods of constructions ("MMC"), to provide energy efficient new homes.
- Transform the public realm into an attractive and sustainable area to be enjoyed by the residents and community alike.
- Introduce new forms of natural insulation and create new supply chains that will benefit the supply chains across Wales.
- Drive down embedded carbon and CO2 emissions for the whole life of the scheme.
- Maximise the benefits to the local community through following the principle of the Foundational Economy.
- Reduce Fuel Poverty for the residents.
- Deliver the scheme with the minimum amount of disruption to the community following the principles of the Considerate Constructor scheme, targeting Gold standard.

The scheme has already secured Social Housing Grant funding but has also been submitted to the Welsh Government under the Innovative Housing Programme allocation and confirmation of its inclusion is awaited.

The County Flats consist of 6 existing blocks of flats that run in parallel, located in a large, but mainly non-descript, communal space.

The scheme consists of:

- Phased refurbishment of the existing flats.
- Phased construction of new flats within the footprint of the current site using MMC/modular.
- Major upgrade of the public realm linked with the provision of sustainable drainage and linking the scheme with the local community.

- Introduction of Welsh wool, wood fibre and mycelium as insulation and investigating the development of these potential supply chains.

- Introduction of property monitoring system, linked with renewable technologies, to supplement the fabric first approach and minimise energy consumption.

Please note: Whole life carbon and CO2 assessments and their minimisation will form a major part of the scheme and, therefore, contractor selection as well as demonstrating how the principles of Foundational Economy can be maximised

Interested parties are asked to submit a Request to Participate by completing and returning the Standard Questionnaire (SQ) in accordance with this RfP.

Tai Tarian will then assess all applications to ascertain that the request is valid, ensure it has passed all the 'Pass/Fail' requirements and subsequently evaluate the scored selection criteria questions (in accordance with Table 1).

Tai Tarian will then invite the 4 highest scoring Applicants to proceed to the Invitation to Negotiate (ITN) stage and those Applicants will be asked to submit Initial Tenders.

II.2.5. Award criteria

Quality criterion - Name: quality / Weighting: 50
Price - Weighting: 50

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 IV: Procedure

IV.1. Description

IV.1.1. Type of procedure

Competitive procedure with negotiation

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: yes

IV.2. Administrative information

IV.2.1. Previous publication concerning this procedure

Notice number in the OJ S: [2020/S 217-533909](#)

IV.2.8. Information about termination of dynamic purchasing system

IV.2.9. Information about termination of call for competition in the form of a prior information notice

Section V: Award of contract

Contract No: Ref 920

A contract/lot is awarded: yes

V.2. Award of contract

V.2.1. Date of conclusion of the contract

30/04/2021

V.2.2. Information about tenders

Number of tenders received: 5

Number of tenders received from SMEs: 0

Number of tenders received from tenderers from other EU Member States: 5

Number of tenders received from tenderers from non-EU Member States: 0

Number of tenders received by electronic means: 5

The contract has been awarded to a group of economic operators: no

V.2.3. Name and address of the contractor

Official name: J.G. HALE CONSTRUCTION LTD

Postal address: Unit 2, Milllands Road Industrial Estate

Town: Neath

NUTS code: UKL Wales

Postal code: SA111NJ

Country: United Kingdom

The contractor is an SME: no

V.2.4. Information on value of the contract/lot

Initial estimated total value of the contract/lot: 112 500 000,00 GBP

Total value of the contract/lot: 12 140 900,63 GBP

V.2.5. Information about subcontracting

Section VI: Complementary information

VI.3. Additional information

(WA Ref:131366)

VI.4. Procedures for review

VI.4.1. Review body

Official name: High Court

Postal address: Royal Courts of Justice, The Strand

Town: London

Postal code: WC2A 2LL

Country: United Kingdom

Telephone: +44 2079477501

VI.5. Date of dispatch of this notice

05/05/2023