

United Kingdom-Reigate: Flats construction work
OJ S 176/2016 13/09/2016
Contract notice
Works

Legal Basis:

Directive 2014/24/EU

Section I: Contracting authority

I.1. Name and addresses

Official name: Reigate and Banstead Borough Council

Postal address: Town Hall, Castlefield Road

Town: Reigate

NUTS code: UKJ23 Surrey

Postal code: RH2 0SH

Country: United Kingdom

Contact person: Andrew Bish

E-mail: andrew.bish@abc-consult.co.uk

Telephone: +44 7714720454

Internet address(es):

Main address: www.reigate-banstead.gov.uk

I.3. Communication

The procurement documents are available for unrestricted and full direct access, free of charge, at: https://www.dropbox.com/sh/lt9clzd81obxl5g/AADrZ8SO3cnQDOhgS_yRDR4za?dl=0

Additional information can be obtained from the abovementioned address

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

I.4. Type of the contracting authority

Regional or local authority

I.5. Main activity

General public services

Section II: Object

II.1. Scope of the procurement

II.1.1. Title

Redevelopment of Market-field Way, Redhill.

II.1.2. Main CPV code

45211341 Flats construction work

II.1.3. Type of contract

Works

II.1.4. Short description

The Authority is seeking to appoint a contractor to design and construct the works under a contract based on the JCT 2011 Design and Build Contract.

The development comprises an underground car park accommodating 47 car park spaces, cycle storage and plant rooms. At ground and 1st floors there will be 11 retail units and a 6 screen cinema together with an entrance lobby for the residential accommodation. The residential accommodation will comprise 153 apartments constructed from 2nd to 12th floors. External works will comprise paving and planting together with green roofs and a residents roof garden at 2nd floor level.

II.1.5. Estimated total value

Value excluding VAT: 35 000 000,00 GBP

II.1.6. Information about lots

This contract is divided into lots: no

II.2. Description

II.2.2. Additional CPV code(s)

45211341 Flats construction work, 45223310 Underground car park construction work, 45212420 Construction work for restaurants and similar facilities, 45212150 Cinema construction work, 71242000 Project and design preparation, estimation of costs, 71321000 Engineering design services for mechanical and electrical installations for buildings, 71327000 Load-bearing structure design services, 71221000 Architectural services for buildings

II.2.3. Place of performance

NUTS code: UKJ23 Surrey

Main site or place of performance: Market-field Way, Redhill, Surrey, UK.

II.2.4. Description of the procurement

The Authority is seeking to appoint a contractor to design and construct the works under a contract based on the JCT 2011 Design and Build Contract. The form of contract will be amended to suit the particular requirements of the Authority, the Landlord of the residential units and the Tenants of the commercial units.

Procurement will be via a 2 stage process. Tenderers who are selected following this pre-qualification process will be required to submit particulars of their required overheads and profit together with their logistics and site management proposals and costs. In addition tenderers will be required to provide a quantified and fully priced cost plan for the design and build project and provide details of their proposed sub-contract supply chain. Selection at that stage will be based on most economically advantageous offer.

The project comprises an underground car park accommodating 47 car spaces, cycle storage and plant rooms. The ground floor provides 11 retail, food and beverage uses which connect into the High Street and Marketfield Way. A cinema entrance is provided on the prominent corner of the Galleria and Marketfield Way. The exact size and positioning of the A1/A3/ D2 uses is yet to be finalised following negotiations with potential tenants. The residential part of the scheme is accessed from the prominent south east corner. Here a dedicated reception space welcomes residents before they travel to the lift core and on to their apartments. A covered loading bay is provided for residential deliveries and removals. Servicing is provided to the south of the scheme off Marketfield Road and to the north off Marketfield Way. The 1st floor plan provides a continuation of some of the ground floor retail and food units. A cinema is also provided at this level and inhabits the volume facing Marketfield Way. The residential accommodation starts at 1st floor in the south east corner of the scheme. This provides overlooking onto the street next to the residential entrance. The 2nd floor is solely residential

in use. Residents will arrive to the level in the eastern lift core. If they live in the west building they will walk either across the landscaped courtyard to the west core, or if it is raining they can walk around the cloister inspired corridor which bounds the south of the courtyard. Next to the courtyard in the east building is a communal room for residents. A secondary fire escape route is provided to the far north and leads down into the northern service area. 5 wheelchair accessible apartments are provided on this level along the south elevation. At 5th floor the link building between the west and east building steps away to allow light into the communal courtyard. At the 6th floor the west building sets back at the most northern end giving the apartments here full length balconies. At 7th floor level the west building steps back further again. The west building terminates at the 8th floor. At the 10th and 11th floors the east building steps back so that there are only 3 apartments per floor. The building then terminates.

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: 35 000 000,00 GBP

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

Duration in months: 24

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 Maximum number: 6 Objective criteria for choosing the limited number of candidates:

Highest scoring candidates following assessment of pre-qualification questionnaire.

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:

Membership of the Chartered Institute of Building or equivalent.

Operate a QA system in compliance with ISO 9001 or equivalent.

Membership of the Considerate Constructors Scheme or equivalent.

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

A parent company guaranty and performance bond will be required.

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: yes

IV.2. Administrative information

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

Date: 10/10/2016 Local time: 12:00

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

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.2. Information about electronic workflows

Electronic ordering will be used

Electronic invoicing will be accepted

Electronic payment will be used

VI.3. Additional information

VI.4. Procedures for review

VI.4.1. Review body

Official name: The Royal Courts of Justice

Postal address: The Strand, London

Town: London

Postal code: WC2A 2LL

Country: United Kingdom

VI.5. Date of dispatch of this notice

08/09/2016