

**United Kingdom-Newark: Building construction work**

OJ S 224/2015 19/11/2015

Contract notice

Works

Directive 2004/18/EC

**Section I: Contracting authority**

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**I.1. Name and addresses**

Official name: Newark and Sherwood District Council

Postal address: Kelham Hall, Nottinghamshire

Town: Newark

Postal code: NG23 5QX

Country: United Kingdom

Contact person: Newark and Sherwood District Council

For the attention of: John King

E-mail: [john.king@newark-sherwooddc.gov.uk](mailto:john.king@newark-sherwooddc.gov.uk)

Telephone: +44 1636655479

**Internet address(es):**General address of the contracting authority: <http://www.newark-sherwooddc.gov.uk>**Additional information can be obtained from:**

Official name: Newark and Sherwood Homes Limited

Postal address: Kelham Hall, Nottinghamshire

Town: Newark

Postal code: NG23 5QX

Country: United Kingdom

Contact person: Newark and Sherwood Homes Limited

For the attention of: Liz Fitzpatrick

E-mail: [liz.fitzpatrick@nshomes.co.uk](mailto:liz.fitzpatrick@nshomes.co.uk)

Telephone: +44 1636655515

Internet address: <http://www.nshomes.co.uk>**Specifications and additional documents (including documents for competitive dialogue and a dynamic purchasing system) can be obtained from:**

Official name: WT Partnership

Postal address: 39 Stoney Street, The Lace Market

Town: Nottingham

Postal code: NG1 1LX

Country: United Kingdom

Contact person: WT Partnership

For the attention of: Steve Brown

E-mail: [steve.brown@wtpartnership.com](mailto:steve.brown@wtpartnership.com)

Telephone: +44 1159506351

Internet address: <http://www.wtpartnership.com/>**Tenders or requests to participate must be submitted:** Official name: Newark and Sherwood Homes Limited

Postal address: Kelham Hall, Nottinghamshire

Town: Newark

Postal code: NG23 5QX

Country: United Kingdom  
Contact person: Newark and Sherwood Homes Limited  
For the attention of: Liz Fitzpatrick  
E-mail: [liz.fitzpatrick@nshomes.co.uk](mailto:liz.fitzpatrick@nshomes.co.uk)  
Telephone: +44 1636655515  
Internet address: <http://www.nshomes.co.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**

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**II.1. Description**

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

Construction of a 60 Unit Extra-Care Facility.

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

Works

Execution

Main site or place of performance: Newark, Nottinghamshire, United Kingdom.

NUTS code UKF15 North Nottinghamshire

**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 contract will require the construction of a 60 unit extra-care facility on a green field site in Newark, Nottinghamshire. The scheme is being developed by Newark and Sherwood Homes Limited on behalf of Newark and Sherwood District Council and is expected to benefit from grants from Nottinghamshire County Council (NCC) and the Homes and Communities Agency (HCA). The scheme specification is to accommodate the requirements of NCC and HCA and is expected to see a high standard of quality design in order to become a 'landmark' building within the area. The contractor must therefore be able to lead the construction of this quality product and interpret the aspirations of the Council and stakeholders in terms of the aesthetics as well as internal and external environments. The scheme is to incorporate the Design Standards of the Council, the HCA, Nottinghamshire County Council, HAPPI and The Dementia Design Guidance published by the University of Stirling. Consequently the Council is expecting interest from contractors with experience in delivering extra care facilities with a focus on residents with dementia or similar care support needs.

Note: The estimated value of the contract is in the range of 8 000 000 GBP to 9 000 000 GBP (excl. VAT). The minimum annual turnover for potential Contractors wishing to tender for this project is 16 000 000 GBP. Potential Contractors who have a lower turnover will not be successful at PQQ stage.

#### **II.1.6. CPV code(s)**

45210000 Building construction work, 45211000 Construction work for multi-dwelling buildings and individual houses, 45211341 Flats construction work, 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**

Newark and Sherwood District Council (the 'Council') is seeking to appoint a qualified and fully experienced contractor to undertake a JCT DB11 contract with Employers' amendments for the construction of a new 60 unit extra-care facility at Bowbridge Road in Newark, close to a new Council Leisure Centre which is currently under construction and due for completion in April 2016. The full specification of requirements will be published within the tender documentation.

The successful Contractor will accept the novations of the key design consultants: Architect and Structural / Consulting Engineer. Shortlisted candidates will be expected to provide minimal design comments in their proposals at ITT stage, with the main requirement being to make a positive statement about their ability to meet the Employer's Requirements.

The Contractor will need to be cognisant of some common technical challenges including working adjacent to a leisure centre and providing a piled foundation system.

The Council has a clear objective to provide a building which achieves cost value and efficiencies both in construction and operation.

It is anticipated that the Contractor will meet a 72-week programme which is expected to begin with possession of the site in May 2016.

The Contractor will be responsible for discharging all pre-commence and pre-occupation planning conditions with the novated design team.

The Contractor will be expected to provide external works and all utilities connections in accordance with the Employer's Requirements.

Estimated value excluding VAT:

Range: between 8 000 000 and 9 000 000 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**

Duration in months: 18 (from the award of the contract)

## **Section III: Legal, economic, financial and technical information**

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### **III.1. Conditions related to the contract**

### **III.1.1. Deposits and guarantees required**

A parent company guarantee is required where applicable.

### **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**

### **III.1.4. Contract performance conditions**

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

Description of particular conditions: The contract will be a JCT DB11 with Employer's amendments. The contract conditions will be provided in the Invitation to Tender documents. The successful contractor will be required to actively participate in the achievement of social and/or environmental policy objectives relating to recruitment and training and supply chain initiatives. Accordingly, contract performance conditions may relate in particular to social and environmental considerations.

## **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: Potential Providers will be assessed in accordance with Section 5 of Chapter 2 of the Public Contracts Regulations 2015, as amended (implementing Title II, Chapter III, Section 3, Subsection I of Directive 2014/24/EU), on the basis of information provided in response to the Pre-Qualification Questionnaire.

### **III.2.2. Economic and financial ability**

List and brief description of conditions: As specified in the Pre-Qualification Questionnaire. Please note that the Council plans to use credit reports from a credit reference agency (Equifax) as part of wider criteria to assess the economic and financial standing of candidates. Minimum level(s) of standards possibly required: Tenderers are advised that the following minimum insurance levels are required:  
Employers' Liability: — 10 000 000 GBP.  
Public Liability: — 10 000 000 GBP.  
Professional Liability / Indemnity: — 5 000 000 GBP.  
Product Liability: — 10 000 000 GBP.

### **III.2.3. Technical and professional ability**

List and brief description of conditions:  
As specified in the Pre-Qualification Questionnaire.

### **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**

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### **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 minimum number 5: and Maximum number 7

Objective criteria for choosing the limited number of candidates: Evaluation criteria and scoring matrix as detailed in the Pre-Qualification Questionnaire.

#### **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 Criteria below

1. Cost. Weighting 75

2. Compliance with/improvement on the anticipated 72-week construction programme. Weighting 7

3. Construction Methodology: including site logistics and deliveries; approach to health and safety; consultation and liaison; progress monitoring and reporting; commissioning, handover and defects resolution. Weighting 7

4. Personnel — confirmation of Project Team: Director/Contracts Manager; Project Manager; Site Manager; Design Manager/Coordinator; Quantity Surveyor and demonstration that their skills match the particular requirements of the project. Weighting 7

5. Social Value Methodology: confirmation of proposals to provide opportunities to the local supply chain; appointment of local apprentices; contribute toward addressing the issue of unemployment, youth unemployment and skills development. Weighting 4

##### **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**

LF/PCH/Bowbridge

##### **IV.3.2. Previous publication concerning this procedure**

no

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

Payable documents: no

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

18.12.2015 - 12:00

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

25.1.2016

##### **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**

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#### **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**

Applicants must complete a Pre-Qualification Questionnaire (obtainable from Newark and Sherwood Homes by e-mailing [liz.fitzpatrick@nshomes.co.uk](mailto:liz.fitzpatrick@nshomes.co.uk)) which must be returned with the supporting documentation to the address stated in the questionnaire by midday on 18.12.2015. Questionnaires received after this time will not be processed. It is anticipated that tender documents will be issued to the shortlisted contractors on 25.1.2016 with a tender submission deadline of 11.3.2016.

The Council sees this construction project as a means to stimulate the local economy, providing job opportunities directly and through the use of local suppliers and supply chains. Accordingly contract performance conditions may relate in particular to social and environmental considerations with the successful contractor being required to actively participate in the economic and social regeneration of the district.

#### **VI.4. Procedures for review**

##### **VI.4.1. Review body**

Official name: Refer to section VI.4.2)

##### **VI.4.2. Review procedure**

Precise information on deadline(s) for review procedures: Newark and Sherwood District Council will incorporate a minimum 10 calendar day standstill period at the point information on the award of the contract is communicated by electronic means to tenderers. The standstill notice will include:

- (a) the criteria for the award of the contract;
- (b) the full reasons for the award decision (including the characteristics and relative advantages of the successful tender);
- (c) the identity of the successful tenderer;
- (d) the score obtained by the economic operator which is to receive the notice and the score obtained by the economic operator to be awarded the contract, and
- (e) when the standstill period is expected to end or the date before which the Council will not enter into the contract.

The purpose of the standstill period referred to above is to allow parties to apply to the Courts to set aside the award decision before the contract is entered into. The Public Contracts Regulations 2015 (Chapter 6, Regulation 92) require any proceedings to be commenced within 30 days, beginning with the date when the claimants first knew or ought to have known that grounds for starting the proceedings had arisen.

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

#### **VI.5. Date of dispatch of this notice**

16.11.2015

