

United Kingdom-Warrington: Refurbishment work
OJ S 247/2017 23/12/2017
Contract notice
Works

Legal Basis:

Directive 2014/24/EU

Section I: Contracting authority

I.1. Name and addresses

Official name: Golden Gates Housing Trust
Postal address: Bank Park House, Kendrick Street
Town: Warrington
NUTS code: UKD North West (England)
Postal code: WA1 1UZ
Country: United Kingdom
Contact person: Lisa Kershaw
E-mail: lisa.kershaw@wearetorus.co.uk
Internet address(es):
Main address: www.wearetorus.co.uk

I.3. Communication

The procurement documents are available for unrestricted and full direct access, free of charge, at: www.delta-esourcing.com
Tenders or requests to participate must be submitted electronically via: www.delta-esourcing.com
Tenders or requests to participate must be submitted to the abovementioned address
Additional information can be obtained from another address:
Official name: Golden Gates Housing Trust
Postal address: Kendrick Street
Town: Warrington
NUTS code: UKD North West (England)
Postal code: WA1 1UZ
Country: United Kingdom
E-mail: lisa.kershaw@wearetorus.co.uk
Internet address(es):
Main address: www.wearetorus.co.uk

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

II.1.2. Main CPV code

45453100 Refurbishment work

II.1.3. Type of contract

Works

II.1.4. Short description

Golden Gates Housing Trust (subsidiary of Torus 62 Ltd) are going to market to seek a main contractor to undertake the refurbishment of a 9 storey tower block located in the Latchford area of Warrington.

The building provides general needs accommodation and comprises 51no. flats over 9no. floors (including ground). This is split into 16no. one bedroom flats and 35no. two bedroom flats including 2 leaseholder properties.

We are looking for a contractor with experience of working on tower blocks, both inside the individual properties as well as internal and external communal areas and services. It is anticipated this will be achieved by running a column-by-column phased programme to enable the asbestos removal with a start on site due early 2018.

II.1.5. Estimated total value

Value excluding VAT: 2 500 000,00 GBP

II.1.6. Information about lots

This contract is divided into lots: no

II.2. Description

II.2.3. Place of performance

NUTS code: UKD61 Warrington

Main site or place of performance: Warrington.

II.2.4. Description of the procurement

Golden Gates Housing Trust are a housing association based in Warrington and are part a new housing group called Torus. Kingsway House is a nine-storey purpose built block of flats constructed circa 1966 and located in the Latchford area of Warrington.

The building provides general needs accommodation and comprises 51no. flats over 9no. floors (including ground). This is split into 16no. one bedroom flats and 35no. two bedroom flats including 2 leaseholder properties. Externally the site consists landscaped areas, resident parking, resident garage areas and a cold-water tank / pump room at ground level. Each flat has its own stand-alone gas heating system. There is a considerable amount of asbestos contained within the internal ducting of the building.

We are seeking a contractor with experience of working on tower blocks, both inside the individual properties as well as internal and external communal areas and services. Scope of works includes: Asbestos removal, Installing external insulated render and new double glazing windows to the building, replacing the current ducting system, kitchens, bathrooms and removing the gas supply to all flats. Working with a nominated sub-contractor to install a ground heat heating system, redecorating communal areas inc. installing a sprinkler system and automatic opening vents.

II.2.5. Award criteria

Criteria below

Quality criterion - Name: Quality / Weighting: 60

Price - Weighting: 40

II.2.6. Estimated value

Value excluding VAT: 2 500 000,00 GBP

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

Duration in months: 9

This contract is subject to renewal: no

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

The tenderers must confirm a total maximum price that the project won't exceed but is subject to value engineering through the performance specification elements. The tender pricing will be compared on the total cost minus indicative cost areas.

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:

- Previous experience of tower block refurbishment demonstrable to mitigate capability risk.
- Main contractor public liability insurance required level of cover is not less than 10 000 000 GBP.
- Main contractor CDP professional indemnity insurance required level is not less than 5 000 000 GBP and valid for 12 years.
- A current member of SafeContractor or equivalent SSIP scheme or are willing to become a member prior to the contract start date.
- A current member of considerate constructors scheme with a minimum compliance level of excellent or willing to become one prior to contract start date.

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

The tenderers must confirm a total maximum price that the project won't exceed but is subject to value engineering through the performance specification elements.

Section IV: Procedure

IV.1. Description

IV.1.1. Type of procedure

Open 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: no

IV.2. Administrative information

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

Date: 16/02/2018 Local time: 15:00

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.2.7. Conditions for opening of tenders

Date: 16/02/2018 Local time: 15:00

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

VI.3. Additional information

Please note the access code for this tender opportunity is 947667ASW9.

The Contracting Authority considers that this contract may be suitable for economic operators that are small or medium enterprises (SMEs). However, any selection of tenderers will be based solely on the criteria set out for the procurement.

The tenderers must confirm a total maximum price that the project won't exceed but is subject to value engineering through the performance specification elements. The tender pricing will be compared on the total cost minus indicative cost areas.

To view this notice, please click here:

<https://torus.delta-esourcing.com/delta/viewNotice.html?noticeId=294323172>

GO Reference: GO-20171221-PRO-11612435.

VI.4. Procedures for review

VI.4.1. Review body

Official name: Golden Gates Housing Trust

Postal address: Bank Park House, Kendrick Street

Town: Warrington

Postal code: WA1 1UZ

Country: United Kingdom

E-mail: lisa.kershaw@wearetorus.co.uk

Internet address: www.wearetorus.co.uk

VI.4.2. Body responsible for mediation procedures

Official name: Golden Gates Housing Trust

Postal address: Bank Park House, Kendrick Street

Town: Warrington

Postal code: WA1 1UZ

Country: United Kingdom

VI.5. Date of dispatch of this notice

21/12/2017