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Planning

SH05778 - Housing Single Staircase Tower Blocks

Sheffield City Council

F01: Prior information notice

Prior information only

Notice identifier: 2021/S 000-001062

Procurement identifier (OCID): ocds-h6vhtk-028b7c

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Section I: Contracting authority

I.1) Name and addresses

Sheffield City Council

Capital Delivery Service, Level 3, East Wing, Moorfoot

Sheffield

S1 4PL

Contact

Ms Lisa Oxley

Email

CDS@sheffield.gov.uk

Country

United Kingdom

NUTS code

UKE32 - Sheffield

Internet address(es)

Main address

<https://www.sheffield.gov.uk/>

Buyer's address

<https://www.sheffield.gov.uk/>

I.3) Communication

Additional information can be obtained from the above-mentioned 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

SH05778 - Housing Single Staircase Tower Blocks

Reference number

DN514401

II.1.2) Main CPV code

- 45400000 - Building completion work

II.1.3) Type of contract

Works

II.1.4) Short description

Following the Grenfell Tower Block Fire and subsequent publication of the Hackett report all Local Authorities in the UK have been reviewing and continue to review their policies and procedures regarding fire safety of residents, particularly in high rise tower blocks.

The review completed by Sheffield City Council identified a number of deficiencies and areas for improvement, particularly for high risk assets including 24 tower blocks across the City. These matters need to be addressed to improve customer safety. The opportunity is also being taken to improve the internal and external environments of these buildings through a refresh of communal areas and external spaces.

The work to Sheffield tower blocks is being prioritised to focus on four single staircase tower blocks. The blocks included within this contract are being Hanover (S3 7UB) and the three blocks at Stannington (Parkside (S6 5NE), Cliffe (S6 5NN) and Woodland (S6 5NJ)). The Hanover block consists of 125 individual two-bedroom properties and each of the three Stannington blocks consist of 87 individual one-bedroom properties making a combined total of 386 properties.

The Works comprise of the following elements covering both works to individual properties and communal areas: -

- Installation of Automatic Fire Suppression System (AFSS)
- Completion of all appropriate Fire Risk Assessment (FRA) related works (including but

not

limited to compartmentation works and replacement/upgrading of fire doors)

- Installation of new fire alarm system
- Installation of new emergency lighting system
- Installation of photovoltaic array system
- Completion of a refresh to communal areas (including replacement of floor, wall and ceiling

coverings, new lighting, new building numbering and way finding signage)

- Window replacement (Stannington blocks only)
- Roof covering replacement (Stannington blocks only)
- Provision of new external bin stores/waste management facilities
- Replacement of existing boiler house (Stannington blocks only)
- Completion of a refresh to external spaces including replacement of various landscaping elements such as paving and fencing (Stannington blocks only)

Sheffield City Council are looking to appoint a main building contractor that will procure and manage all the various work elements required to deliver this project and also undertake the tenant liaison function that will be required as a result of working in occupied properties.

The Contractor will be required to carry out all liaison functions with tenants and residents to ensure the works are completed in accordance with the stipulated timescales, including but not limited to agreeing and obtaining access to properties, tenant liaison, information reporting and resolution of tenant queries/complaints/problems.

The Fire Risk Assessment (FRA) related works will require the appointed contractor's supply chain partner to survey the works to determine the required scope prior to this being undertaken.

II.1.5) Estimated total value

Value excluding VAT: £8,000,000

II.1.6) Information about lots

This contract is divided into lots: No

II.2) Description

II.2.2) Additional CPV code(s)

- 45211000 - Construction work for multi-dwelling buildings and individual houses
- 45262600 - Miscellaneous special-trade construction work
- 45453000 - Overhaul and refurbishment work
- 45453100 - Refurbishment work

II.2.3) Place of performance

NUTS codes

- UKE32 - Sheffield

II.2.4) Description of the procurement

The form of contract will be the Standard Building Contract Without Quantities 2016 issued by the Joint Contracts Tribunal and it is expected that the duration will be approximately 18 month starting in September 2021.

The Automatic Fire Suppression System (AFSS), fire alarm system and photovoltaic array system shall be contractor designed and therefore listed in the Contractor's Designed Portion of the contract.

An approximate quantities sections will be provided for the Fire Risk Assessment (FRA) related works.

The project will be procured on a single stage basis and evaluated 60% Price/40% Quality.

We anticipate the tender documents will be due for issue to tender around mid/late April with a tender period of not less than 6 weeks.

II.3) Estimated date of publication of contract notice

25 February 2021

Section IV. Procedure

IV.1) Description

IV.1.8) Information about the Government Procurement Agreement (GPA)

The procurement is covered by the Government Procurement Agreement: Yes

Section VI. Complementary information

VI.3) Additional information

If you require any further information regarding this PIN Notice please contact us via email at CDS@sheffield.gov.uk and we will respond to your query.