

This is a published notice on the Find a Tender service: <https://www.find-tender.service.gov.uk/Notice/001497-2023>

Tender

**1321**

Westminster City Council

F02: Contract notice

Notice identifier: 2023/S 000-001497

Procurement identifier (OCID): ocds-h6vhtk-039865

Published 18 January 2023, 10:26am

## **Section I: Contracting authority**

### **I.1) Name and addresses**

Westminster City Council

64 Victoria Street

London

.SW1E 6QP

#### **Contact**

Ronny Tigere

#### **Email**

[rtigere@westminster.gov.uk](mailto:rtigere@westminster.gov.uk)

#### **Country**

United Kingdom

#### **Region code**

UKI32 - Westminster

**Justification for not providing organisation identifier**

Not on any register

**Internet address(es)**

Main address

<https://www.capitalesourcing.com>

Buyer's address

<https://www.capitalesourcing.com>

**I.3) Communication**

The procurement documents are available for unrestricted and full direct access, free of charge, at

<https://www.capitalesourcing.com>

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

<https://www.capitalesourcing.com>

Tenders or requests to participate must be submitted to 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**

1321

Reference number

Project Reference No. Prj\_WCC\_21016

#### **II.1.2) Main CPV code**

- 45000000 - Construction work

#### **II.1.3) Type of contract**

Works

#### **II.1.4) Short description**

The Council is seeking to procure a Hybrid Design and Build contract to develop Carlton Dene site with 87 Housing units comprising 65 Extra Care and 22 Social Housing.

#### **II.1.5) Estimated total value**

Value excluding VAT: £38,000,000

#### **II.1.6) Information about lots**

This contract is divided into lots: No

### **II.2) Description**

#### **II.2.2) Additional CPV code(s)**

- 45111291 - Site-development work
- 45210000 - Building construction work
- 45211100 - Construction work for houses
- 45211200 - Sheltered housing construction work
- 45211300 - Houses construction work

- 45211340 - Multi-dwelling buildings construction work
- 45211341 - Flats construction work
- 45211360 - Urban development construction work
- 45215212 - Retirement home construction work
- 45215213 - Nursing home construction work
- 45215214 - Residential homes construction work

### **II.2.3) Place of performance**

NUTS codes

- UKI3 - Inner London – West
- UKI32 - Westminster

Main site or place of performance

Carlton Dene Site

### **II.2.4) Description of the procurement**

The procurement is for development of Carlton Dene Site. The Carlton Dene scheme is being developed to meet specialist housing needs for older people requiring extra care and general needs housing. The project is part of the long-standing WCC Specialist Housing Strategy for Older People (SHSOP) programme.

### **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: £38,000,000

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

Start date

11 September 2023

End date

12 September 2025

This contract is subject to renewal

No

**II.2.9) Information about the limits on the number of candidates to be invited**

Maximum number: 5

Objective criteria for choosing the limited number of candidates:

The highest scoring candidates on technical Supplementary Questions will be shortlisted to the ITT Stage

**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**

Any resulting contract to be awarded as a result of this notice may be varied inline with principles set in PCR 2015 Reg 72 applying the 50% limit rule

---

## **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

As per Procurement Documents

#### **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

---

## **Section IV. Procedure**

### **IV.1) Description**

#### **IV.1.1) Type of procedure**

Competitive procedure with negotiation

#### **IV.1.4) Information about reduction of the number of solutions or tenders during negotiation or dialogue**

Recourse to staged procedure to gradually reduce the number of solutions to be discussed or tenders to be negotiated

#### **IV.1.5) Information about negotiation**

The contracting authority reserves the right to award the contract on the basis of the initial tenders without conducting negotiations

#### **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

17 February 2023

Local time

12:00pm

#### **IV.2.3) Estimated date of dispatch of invitations to tender or to participate to selected candidates**

17 January 2023

#### **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**

This opportunity and all associated procurement documents will be accessible via our e-sourcing portal, kindly visit; [www.capitalesourcing.com](http://www.capitalesourcing.com) and search for the following reference: prj\_WCC\_21016- Carlton Dene Main Development Works- PAS 91-SQ Stage.

If you have any questions, please submit these through the e-tendering portal (the Portal)

Our e-sourcing portal site is free to register on.

To view details of the Opportunity via the Portal please click the following link and enter your Username and Password:

<https://www.capitalesourcing.com/web/login.shtml>

Or browse as follows:

- Connect to <https://www.capitalesourcing.com>
- Enter your Username and Password
- Go to Published Opportunities
- Click on the Project Title 'Community Equipment Consortium ITT' to view details.

#### Confidential Data Pack Information

In order to protect the confidential nature of the additional data pack information, the Authority will provide restricted access to Candidates using PowerBi via the following link:

#### Tender Data Pack - Power BI

Candidates are required to have an Office 365 package that includes the Power BI service app in order to access the additional data pack information.

Candidates can request access to the abovementioned information by following the instructions below:

1. Candidates will need to message the Authority via the Portal and provide their email address corresponding with their bidding organisation in order to gain access.
2. Upon receipt of the above request, the Authority will provide access to the Tender Data Pack to the Candidate making the request.
3. If Candidates have a question or experience any issues in accessing the Tender Data Pack information, please use the Portal's messaging facility.

The Tender Data Pack contains confidential and commercially sensitive information. Candidates are referred to (Procurement Conditions) in relation to the handling/use of this information.

Bid submissions must be by way of completion and return of the three Envelopes referred to in the Invitation to Tender (PAS 91) document (in accordance with the requirements set out in PAS 91 by the date and time. The Authority reserves the right not to accept submissions that are received after the deadline. Candidates are encouraged to submit their submissions well in advance of the stated date and time in order to avoid issues such as technical difficulties with the electronic system that may be due to the high volumes of traffic attempting to submit applications on the same date at the same time.

Candidates are responsible for their own costs in relation to this procurement process. The Authority reserves the right to cancel the procurement procedure at any point and shall have no liability to candidates whatsoever in respect of any costs incurred by candidates in participating in the tender process.

Candidates should note that the Authority gives no warranty or guarantee of any value of activations to be awarded against this contract notice.

All potential providers are reminded that the contracting authority is not bound to award any contract as a result of this contract notice or does it promise any volume guarantees as a result of this notice. All potential candidates must accept all the terms of the contract without qualification for your tender to be accepted. The Authority reserves the right to vary the contract after the award of the contract, where the authority intends to do so it will vary the final contract inline with principles set in regulation 72 modification of contracts during their term.

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

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

Royal Courts of Justice

Strand , Edmund Street

London

WC2A 2LL

Country

United Kingdom

### **VI.4.2) Body responsible for mediation procedures**

Royal Courts of Justice

Strand , Edmund Street

London

WC2A 2LL

Country

United Kingdom

### **VI.4.3) Review procedure**

Precise information on deadline(s) for review procedures

The Contracting Authority will apply a 10 day mandatory standstill before the contract is awarded to allow unsuccessful tenderers to appeal any decision, and if this happens during standstill, the award of contract contract will not progress beyond the alcatel letter until all issues regarding the appeal have been resolved

### **VI.4.4) Service from which information about the review procedure may be obtained**

Westminster City Council

Westminster City Hall 64 Victoria Street London

London

SW1E 6QP

Country

United Kingdom