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Contract

Swarcliffe Avenue, Swarcliffe

Stonewater Limited

F03: Contract award notice

Notice identifier: 2024/S 000-005504

Procurement identifier (OCID): ocds-h6vhtk-03d7c7

Published 20 February 2024, 12:05pm

Section I: Contracting authority

I.1) Name and addresses

Stonewater Limited

Suite C, Lancaster House, Enderby Road

Leicester

LE8 6EP

Contact

Andrew Russell

Email

andrew.russell@stonewater.org

Telephone

+44 7387024336

Country

United Kingdom

Region code

UK - United Kingdom

Internet address(es)

Main address

<https://www.stonewater.org/>

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

Swarcliffe Avenue, Swarcliffe

Reference number

00142-DVP

II.1.2) Main CPV code

- 45000000 - Construction work

II.1.3) Type of contract

Works

II.1.4) Short description

Stonewater was seeking a contractor to support the build of a new development at its Swarcliffe Avenue site. The scheme comprises 33 units, based on the following schedule

of accommodation: •2B3P Bungalow @80m² – 01no. •2B4P 2 storey house @79m² – 12no. •2B4P 2 storey house@ 81m² – 03no. •3B5P 2 storey house @93m² – 17no. The proposed development is located on the former St Gregory’s Primary School site off Swarcliffe Avenue and Stanks Gardens. The site was generally recorded as open land until the construction of the primary school in the 1980’s, which was later demolished in 2019. The main site, accessed off Stanks Gardens is approximately 0.91 hectares and is bound by residential properties to the North West boundary and local Community centre to the East West boundary. 2 plots are to be located off Swarcliffe Avenue in between existing dwelling and substation. The site was purchased from Leeds City Council and planning permission has been granted and received.

II.1.6) Information about lots

This contract is divided into lots: No

II.1.7) Total value of the procurement (excluding VAT)

Value excluding VAT: £6,611,837.89

II.2) Description

II.2.3) Place of performance

NUTS codes

- UK - United Kingdom

Main site or place of performance

UNITED KINGDOM

II.2.4) Description of the procurement

Due to the value of this project, the tender process was governed by Public Contracts Regulations (2015) and were subject to the processes and timeframes mandated in law. As such, the tender exercise was completed as an Open Procedure. This single stage process combined the Selection Questionnaire (SQ) and the Invitation to Tender (ITT), meaning that bidders were expected to provide all requested information by one, clear deadline. The SQ was the standard format required under UK guidelines and required all bidders to provide key information about their organisation’s financial and legal standing, as well as references of current/previous customers and details of their current insurance policies. In addition to this, Stonewater also included questions, scored as either a “Pass” or “Fail”, on key organisational initiatives and how well these matched with Stonewater’s own policies. These covered Corporate Social Responsibility (CSR) and Equality, Diversity and Inclusion (EDI). The ITT required bidders to complete a Form of Tender as

well as providing responses to some additional questioning, specific to this site. The questions covered areas that were important to the project and to Stonewater as an organisation and challenged prospective bidders to think about the additional value they could provide, beyond the standard remit. The pricing requirements of the tender were located in the Contract Sum Analysis, located in Appendix 2. All bidders were asked to complete this fully and in as much detail as possible.

II.2.5) Award criteria

Quality criterion - Name: Responses to Technical and Site Specific Questions / Weighting: 30

Cost criterion - Name: Pricing Submission through a completed Contract Sum Analysis / Weighting: 70

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

Section IV. Procedure

IV.1) Description

IV.1.1) Type of procedure

Open procedure

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.2.1) Previous publication concerning this procedure

Notice number: [2023/S 000-017455](#)

Section V. Award of contract

Contract No

00142-DVP

Title

Swarcliffe Avenue, Swarcliffe

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

26 September 2023

V.2.2) Information about tenders

Number of tenders received: 2

Number of tenders received from SMEs: 2

Number of tenders received from tenderers from other EU Member States: 0

Number of tenders received from tenderers from non-EU Member States: 0

Number of tenders received by electronic means: 2

The contract has been awarded to a group of economic operators: No

V.2.3) Name and address of the contractor

Jack Lunn Limited

Butler Way, Richmond Court, Stanningley

Pudsey

LS28 6EA

Country

United Kingdom

NUTS code

- UK - United Kingdom

National registration number

08534075

The contractor is an SME

Yes

V.2.4) Information on value of contract/lot (excluding VAT)

Initial estimated total value of the contract/lot: £6,611,837.89

Total value of the contract/lot: £6,611,837.89

Section VI. Complementary information

VI.3) Additional information

To view this notice, please click here:

<https://www.delta-esourcing.com/delta/viewNotice.html?noticeId=843702331>

GO Reference: GO-2024220-PRO-25280229

VI.4) Procedures for review

VI.4.1) Review body

Stonewater Limited

Suite C, Lancaster House, Enderby Road

Leicester

LE8 6EP

Email

andrew.russell@stonewater.org

Telephone

+44 7387024336

Country

United Kingdom

Internet address

<https://www.stonewater.org>

VI.4.2) Body responsible for mediation procedures

Stonewater Limited

Grange Business Park, Enderby Road

Leicester

LE8 6EP

Email

andrew.russell@stonewater.org

Telephone

+44 7387024336

Country

United Kingdom

Internet address

<https://www.stonewater.org>

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

Stonewater Limited

Grange Business Park, Enderby Road

Leicester

LE8 6EP

Email

andrew.russell@stonewater.org

Telephone

+44 7387024336

Country

United Kingdom

Internet address

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