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Tender

## **bpha Vista Phase 2**

bpha Limited

F02: Contract notice

Notice identifier: 2025/S 000-005844

Procurement identifier (OCID): ocds-h6vhtk-04e3fa

Published 19 February 2025, 1:46pm

## **Section I: Contracting authority**

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

bpha Limited

Bedford Heights, Manton Lane

Bedford

MK41 7BJ

### **Contact**

Sharon Hunt

### **Email**

[bphavista@echelonconsultancy.co.uk](mailto:bphavista@echelonconsultancy.co.uk)

### **Telephone**

+44 1707339800

**Country**

United Kingdom

**Region code**

UKH - East of England

**National registration number**

673746

**Internet address(es)**

Main address

<https://www.bpha.org.uk/>

Buyer's address

<https://uk.eu-supply.com/ctm/Company/CompanyInformation/Index/45191>

**I.3) Communication**

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

[https://uk.eu-supply.com/app/rfq/rwlentrance\\_s.asp?PID=90211&B=ECHELON](https://uk.eu-supply.com/app/rfq/rwlentrance_s.asp?PID=90211&B=ECHELON)

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

[https://uk.eu-supply.com/app/rfq/rwlentrance\\_s.asp?PID=90211&B=ECHELON](https://uk.eu-supply.com/app/rfq/rwlentrance_s.asp?PID=90211&B=ECHELON)

Tenders or requests to participate must be submitted to the above-mentioned address

**I.4) Type of the contracting authority**

Body governed by public law

**I.5) Main activity**

Housing and community amenities

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## **Section II: Object**

### **II.1) Scope of the procurement**

#### **II.1.1) Title**

bpha Vista Phase 2

Reference number

ECH1338

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

- 45000000 - Construction work

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

Works

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

bpha are seeking expressions of interest from suitably skilled and experienced Suppliers to deliver the full refurbishment of the three blocks on Queen Street, incorporating works that enhance the safety, energy efficiency and overall quality of living spaces.

The contract will be for a potential period of 6 years, with an initial pre-construction phase, followed by the construction phase.

The value of the project is circa £25 million (excluding VAT)

The Contract will be procured using the Competitive Dialogue form of procurement in accordance with Regulation 30 of the Public Contracts Regulations 2015.

Full details of the scope and requirements of the Contract and the procurement process, including how to tender are included within the procurement and the tender documents.

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

Value excluding VAT: £25,000,000

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

This contract is divided into lots: No

## **II.2) Description**

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

- 45000000 - Construction work
- 45453000 - Overhaul and refurbishment work
- 45210000 - Building construction work
- 45261410 - Roof insulation work
- 45443000 - Facade work
- 45261215 - Solar panel roof-covering work
- 45261420 - Waterproofing work
- 45400000 - Building completion work
- 45310000 - Electrical installation work
- 45331000 - Heating, ventilation and air-conditioning installation work
- 45330000 - Plumbing and sanitary works
- 45421000 - Joinery work
- 45321000 - Thermal insulation work
- 45232141 - Heating works
- 09331200 - Solar photovoltaic modules
- 71314300 - Energy-efficiency consultancy services
- 79415200 - Design consultancy services

- 79994000 - Contract administration services
- 71317210 - Health and safety consultancy services
- 45233292 - Installation of safety equipment
- 45112700 - Landscaping work

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

NUTS codes

- UK - United Kingdom

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

bpha are seeking expressions of interest from suitably skilled and experienced suppliers for the delivery of refurbishment works to three residential blocks on Queen Street, Bedford, UK.

Works under the contract will include, but not be limited to:

suspended ceilings in communal areas, New finishes in communal areas (wall, floor and ceiling), New ventilation systems in flats (existing communal ventilation to be removed), New LED lights in common areas, New soil pipe replacements, New rainwater disposal systems, New cold water main incoming services (where required), Fire stopping around new and existing services (where required), Potential changes to Landlord mains power distribution systems (subject to survey), Sprinkler system alterations (as may be required), New rainscreen cladding & external insulation, New double-glazed windows and frames, New 'winter garden' enclosures to existing balconies, New roof finishes & insulation, New access control and CCTV systems, New external lighting, New electric vehicle charging points, New main entrances and external doors, Hard and soft landscaping.

bpha is looking to appoint a single Contractor who can carry out ALL WORKSTREAMS either through direct delivery, or via sub-contractors.

bpha wishes to procure the appointment of a contractor to undertake internal and external refurbishment works to three of its residential housing blocks, each of which are categorised as "higher risk buildings" (HRBs) for the purposes of the applicable building safety legislation. The blocks in question are Boswell, Chandos and Richbell Court. The scope of the refurbishment works to be undertaken is as set out in the procurement documents. Further details of the scope of this refurbishment project will be issued with the documents at ISDS stage.

bpha is adopting a “two stage” approach to the delivery of this project. Under this approach, the contractor that is successful in this procurement process will initially be appointed under a JCT Pre-Construction Services Agreement (with a schedule of amendments) to provide the pre-construction services required for the project. These services will include (amongst other matters) resolving planning (to the extent outstanding), developing the technical design and procuring building control approval for the purpose of gateway 2. Further details of the pre-construction services will be issued at ISDS stage.

Following receipt of building control approval and agreement of the programme, design and contract sum for the works with the contractor, bpha intends to appoint the contractor to carry out the required refurbishment works under a JCT Design and Build Contract (with a schedule of amendments). Bidders should note that bpha shall be under no obligation to enter into the JCT D&B Contract with the contractor following completion of the pre-construction services under the PCSA. Entry into the D&B Contract will be entirely at bpha’s discretion. Bpha reserves the right to appoint an alternative contractor to carry out the refurbishment works following completion of the pre-construction services stage.

The approximate value of the Contract is £25 million (excluding VAT), and is likely to be for a term of six years.

bpha is following a three stage Competitive Dialogue procurement process in accordance with the Public Contracts Regulations 2015. Under the first stage of the process, prospective bidders are required to complete a Selections Questionnaire and its associated appendices. Following evaluation of the submitted SQs, bpha anticipate shortlisting six bidders to be Invited to Submit Detailed Solutions under the second stage of the process. Following evaluation of received ISDS submissions, bpha anticipates shortlisting three Tenderers to be invited to participate in Competitive Dialogue and submit final tenders. bpha reserves the right to increase the number of bidders invited at each stage, by one or two, at their discretion.

### **II.2.5) Award criteria**

Quality criterion - Name: Quality / Weighting: 70

Cost criterion - Name: Cost / Weighting: 30

### **II.2.6) Estimated value**

Value excluding VAT: £25,000,000

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

Duration in months

72

This contract is subject to renewal

No

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

Envisaged number of candidates: 6

Objective criteria for choosing the limited number of candidates:

As set out in the procurement documents

### **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

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## **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 detailed in the procurement and tender 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

### **III.2) Conditions related to the contract**

#### **III.2.2) Contract performance conditions**

As detailed in the procurement and tender documents

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## **Section IV. Procedure**

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

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

Competitive dialogue

#### **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

27 March 2025

Local time

12:00pm

#### **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)

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## **Section VI. Complementary information**

### **VI.1) Information about recurrence**

This is a recurrent procurement: No

### **VI.3) Additional information**

bpha reserves the right to cancel the procurement and not to proceed with the contract at any stage of the procurement process. bpha also reserves the right not to award the contract. Neither bpha nor any person on whose behalf this procurement is undertaken is to be liable for any costs incurred by those expressing an interest or tendering for the contract.

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

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

High Court of England and Wales

The Strand

London

WC2A 2LL

Country

United Kingdom

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

High Court of England and Wales

The Strand

London

WC2A 2LL

Country

United Kingdom