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Tender

## **Proposed Extension to Llys Awelon Extra Care Facility, School Road, Ruthin**

Grŵp Cynefin

F02: Contract notice

Notice identifier: 2021/S 000-007941

Procurement identifier (OCID): ocids-h6vhtk-02a676

Published 15 April 2021, 3:25pm

### **Section I: Contracting authority**

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

Grŵp Cynefin

Ty Silyn, Y Sgwar, Penygroes

Caernarfon

LL54 6LY

#### **Contact**

Bryn Davies

#### **Email**

[bryn.davies@grwpcynefin.org](mailto:bryn.davies@grwpcynefin.org)

#### **Telephone**

+44 3001112122

#### **Fax**

+44 1286881141

**Country**

United Kingdom

**NUTS code**

UKL - Wales

**Internet address(es)**

Main address

<http://www.grwpcynefin.org>

Buyer's address

[https://www.sell2wales.gov.wales/search/Search\\_AuthProfile.aspx?ID=AA29780](https://www.sell2wales.gov.wales/search/Search_AuthProfile.aspx?ID=AA29780)

**I.2) Information about joint procurement**

The contract is awarded by a central purchasing body

**I.3) Communication**

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

[https://www.sell2wales.gov.wales/search/Search\\_AuthProfile.aspx?ID=AA29780](https://www.sell2wales.gov.wales/search/Search_AuthProfile.aspx?ID=AA29780)

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

[https://www.sell2wales.gov.wales/search/Search\\_AuthProfile.aspx?ID=AA29780](https://www.sell2wales.gov.wales/search/Search_AuthProfile.aspx?ID=AA29780)

**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**

Proposed Extension to Llys Awelon Extra Care Facility, School Road, Ruthin

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

- 45000000 - Construction work

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

Works

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

Gr?p Cynefin is proposing to construct a new three-storey Extra Care facility comprising 35

apartments together with communal areas as an extension to its existing Extra Care Facility

in Ruthin, Denbighshire known as 'Llys Awelon'. The proposed works will also include alteration and refurbishment works to be carried out to the existing Llys Awelon building.

Gr?p Cynefin is in the process of commissioning Asbestos Surveys of the existing buildings

and the Surveys are anticipated to identify significant quantities of Asbestos Containing Material which will be required to be removed by licensed Contractors as part of the proposed works.

The proposed works will require significant services diversion works to be carried out prior to

the commencement of the demolition works, which will require careful management so as to

cause the minimum of disruption to the residents and staff of Llys Awelon.

Gr?p Cynefin is seeking to appoint a suitably skilled and experienced contractor to carry out

the demolition of two existing buildings located adjacent to Llys Awelon and then undertake

the construction of the new three-storey extension to Llys Awelon. Previous experience and

expertise in the construction of 'Extra Care' residential facilities with particular experience of

constructing extensions to existing occupied residential facilities that house frail and elderly

residents will be essential.

The estimated total project value (excluding VAT) is: 7,600,000.00 GBP.

Key dates are:

- Issue Contract Notice: 14 April 2021.
- Date for submission of completed SQ: 26 May 2021
- Date for issuing Commercial pricing documents to shortlisted applicants: 3 June 2021
- Dialogue Meetings: 21 July 2021 to 27 July 2021
- Date for issuing ITSFT to shortlisted applicants: 11 August 2021
- Date for submission of completed ITSFT: 24 August 2021
- Notification of successful Bidder: 31 August 2021
- Start on site: 11 October 2021

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

Value excluding VAT: £7,600,000

#### **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
- 45100000 - Site preparation work
- 45111000 - Demolition, site preparation and clearance work
- 45111240 - Ground-drainage work
- 45112000 - Excavating and earthmoving work
- 45211341 - Flats construction work
- 45215000 - Construction work for buildings relating to health and social services, for crematoriums and public conveniences
- 45215212 - Retirement home construction work
- 45223100 - Assembly of metal structures
- 45223210 - Structural steelworks
- 45223822 - Prefabricated components
- 45232452 - Drainage works
- 45233222 - Paving and asphaltting works
- 45261213 - Metal roof-covering work
- 45261215 - Solar panel roof-covering work
- 45261410 - Roof insulation work
- 45262210 - Foundation work
- 45262300 - Concrete work
- 45262310 - Reinforced-concrete work
- 45262321 - Floor-screed works
- 45262350 - Unreinforced-concrete work
- 45262410 - Structural steel erection work for buildings

- 45262500 - Masonry and bricklaying work
- 45262660 - Asbestos-removal work
- 45310000 - Electrical installation work
- 45313100 - Lift installation work
- 45321000 - Thermal insulation work
- 45323000 - Sound insulation work
- 45324000 - Plasterboard works
- 45330000 - Plumbing and sanitary works
- 45331000 - Heating, ventilation and air-conditioning installation work
- 45331200 - Ventilation and air-conditioning installation work
- 45340000 - Fencing, railing and safety equipment installation work
- 45343100 - Fireproofing work
- 45343230 - Sprinkler systems installation work
- 45351000 - Mechanical engineering installation works
- 45410000 - Plastering work
- 45420000 - Joinery and carpentry installation work
- 45430000 - Floor and wall covering work
- 45431100 - Floor-tiling work
- 45431200 - Wall-tiling work
- 45432000 - Floor-laying and covering, wall-covering and wall-papering work
- 45441000 - Glazing work
- 45442000 - Application work of protective coatings
- 45442100 - Painting work
- 45442180 - Repainting work
- 45451000 - Decoration work

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

NUTS codes

- UKL13 - Conwy and Denbighshire

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

The proposed works comprise the demolition of existing buildings and the design and construction of a new three-storey Extra Care facility comprising 35 apartments together with

communal areas as an extension to its existing Extra Care Facility in Ruthin, Denbighshire

known as 'Llys Awelon'. The proposed works will also include alteration and refurbishment

works to be carried out to the existing Llys Awelon building.

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

Quality criterion - Name: Quality / Weighting: 60

Price - Weighting: 40

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

Value excluding VAT: £7,600,000

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

Start date

13 September 2021

End date

31 October 2024

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

### **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.1.2) 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**

Please refer to tender documentation.

## **Section IV. Procedure**

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

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

Competitive dialogue

#### **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.1.8) Information about the Government Procurement Agreement (GPA)**

The procurement is covered by the Government Procurement Agreement: Yes

### **IV.2) Administrative information**

#### **IV.2.1) Previous publication concerning this procedure**

Notice number: [2020/S 000-004470](#)

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

Date

26 May 2021

Local time

12:00pm

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

3 June 2021

#### **IV.2.4) Languages in which tenders or requests to participate may be submitted**

English

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## **Section VI. Complementary information**

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

This is a recurrent procurement: No

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

NOTE: To register your interest in this notice and obtain any additional information please visit the Sell2Wales Web Site at

[https://www.sell2wales.gov.wales/Search/Search\\_Switch.aspx?ID=109806](https://www.sell2wales.gov.wales/Search/Search_Switch.aspx?ID=109806).

The buyer has indicated that it will accept electronic responses to this notice via the Postbox facility. A user guide is available at

[https://www.sell2wales.gov.wales/sitehelp/help\\_guides.aspx](https://www.sell2wales.gov.wales/sitehelp/help_guides.aspx).

Suppliers are advised to allow adequate time for uploading documents and to dispatch the electronic response well in advance of the closing time to avoid any last minute problems.

The Contractor shall ensure that all contracts with Subcontractors and Suppliers which the Contractor intends to procure following the Award date, and which the Contractor has not, before the date of this Contract, already planned to award to a particular Subcontractor or Supplier, are advertised through the Sell2Wales portal ([www.sell2wales.gov.wales](http://www.sell2wales.gov.wales)) and awarded following a fair, open, transparent and competitive process proportionate to the nature and value of the contract.

The Contracting Authority does not intend to include any community benefit requirements in this contract for the following reason:

Under the terms of this contract the successful supplier(s) will be required to deliver Community Benefits in support of the authority's economic and social objectives. Accordingly, contract performance conditions may relate in particular to social and environmental considerations.

(WA Ref:109806)

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

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

High Court

Royal Courts of Justice, The Strand

London

WC2A 2LL

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+44 2079477501

Country

United Kingdom