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Tender

Extra Care Scheme

South Tyneside Council

F02: Contract notice

Notice identifier: 2022/S 000-008436

Procurement identifier (OCID): ocds-h6vhtk-031356

Published 29 March 2022, 3:33pm

Section I: Contracting authority

I.1) Name and addresses

South Tyneside Council

Town Hall, Westoe Road

South Shields

NE332RL

Contact

Shona Mac Daid

Email

shona.macdaid@southtyneside.gov.uk

Telephone

+44 7436283839

Country

United Kingdom

NUTS code

UKC22 - Tyneside

Internet address(es)

Main address

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

I.3) Communication

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

<https://procontract.due-north.com/Login>

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

<https://procontract.due-north.com/Login>

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

Extra Care Scheme

Reference number

C8092

II.1.2) Main CPV code

- 45000000 - Construction work

II.1.3) Type of contract

Works

II.1.4) Short description

South Tyneside Council are looking to enter into a long term agreement with a registered provider to design, build, manage and finance 3 Extra Care schemes. Evidence of registered provider status will be required at the PQQ stage.

Each scheme will have an integrated secure dementia support area including secure garden space and have a mix of community accessible and resident only spaces.

The three sites are;

- Hebburn Phase 1, circa 80 units
- Dean Road, Phase 2 circa 60-80 units
- Chuter Ede Phase 3, circa 120 units and community hub

South Tyneside Council will be responsible for commissioning care and would like to enter into a partnering approach with the successful registered provider involving a nominations agreement.

II.1.5) Estimated total value

Value excluding VAT: £30,000,000

II.1.6) Information about lots

This contract is divided into lots: No

II.2) Description

II.2.2) Additional CPV code(s)

- 70110000 - Development services of real estate
- 85144000 - Residential health facilities services

II.2.3) Place of performance

NUTS codes

- UKC - North East (England)

II.2.4) Description of the procurement

South Tyneside Council is seeking to appoint a Registered Provider to enter into a development agreement in order to deliver three Extra Care schemes within South Tyneside. South Tyneside Council will be conducting this procurement exercise using the Competitive Dialogue procedure in accordance with the Public Contracts Regulations 2015.

South Tyneside Council are looking to enter into a long term agreement with a registered provider to design, build, manage and finance 3 Extra Care schemes. Each scheme will have

an integrated secure dementia support area including secure garden space and have a mix of community accessible and resident only spaces.

The three sites are;

- Hebburn Phase 1, circa 80 units
- Dean Road, Phase 2 circa 60-80 units
- Chuter Ede Phase 3, circa 120 units and community hub

South Tyneside Council will be responsible for commissioning care and would like to enter into a partnering approach with the successful registered provider involving a nominations

agreement.

II.2.5) Award criteria

Price is not the only award criterion and all criteria are stated only in the procurement documents

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

Duration in months

60

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: 3

II.2.10) Information about variants

Variants will be accepted: No

II.2.11) Information about options

Options: No

II.2.14) Additional information

This opportunity is for the design and construction of three extra care schemes over a 5 year period, with a subsequent agreement to manage the facilities over a longer time period.

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.2.1) Previous publication concerning this procedure

Notice number: [2022/S 000-003259](#)

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

Date

28 April 2022

Local time

12:00pm

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

English

Section VI. Complementary information

VI.1) Information about recurrence

This is a recurrent procurement: No

VI.3) Additional information

The contracting authority considers that this contract may be suitable for economic

operators that are small or medium enterprises (SMEs). However, any selection of tenderers will be based solely on the criteria set out for the procurement, and the contract will be awarded on the basis of the most economically advantageous tender. Applicants wishing to download the tender documentation must register as a supplier accessing the pro-contract website: <https://procontract.due-north.com> if you already have a login, select relevant opportunity, then login from the top right corner and enter your user name and password. If you are not registered select Register Free and complete the registration form. Your username and password will be e-mailed to you.

To register interest against a contract select the NEPO portal from the "narrow your results" section, then select the title of the Tender within the Opportunities Section now select register button on that opportunity. If you have any queries or require further assistance, please contact Pro-Contract Email (ProContractSuppliers@proactis.com). Please note that registering on ProContract and expressing interest does not mean that you have bid for the tender - once you have registered you will be required to complete and submit the tender documentation. The Council reserves the right to approve any and all sub-contracting appointments the successful tenderer may make when providing works or services under any resultant contract. The Council reserves the right to change or terminate without notice the procedure for awarding the contract (or part of it) at any time without liability. Tenders and all supporting documentation must be priced in Sterling and written in English. Any agreement entered into will be governed by English law and will be subject to the exclusive jurisdiction of the English Courts. The Council is not liable for any costs incurred by those expressing an interest in tendering for this contract opportunity. The most economically advantageous or any tender will not automatically be accepted.

VI.4) Procedures for review

VI.4.1) Review body

High Court of England and Wales Royal Courts of Justice,

Strand

London

WC2A 2LL

Country

United Kingdom