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Tender

## **02964 - Housing Development at Freemans Green Luton**

Luton Council

F02: Contract notice

Notice identifier: 2022/S 000-008805

Procurement identifier (OCID): ocds-h6vhtk-032900

Published 1 April 2022, 11:55am

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

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

Luton Council

Town Hall, George Street

Luton

LU1 2BQ

#### **Contact**

Ms Sandra Mullins

#### **Email**

[Sandra.mullins@luton.gov.uk](mailto:Sandra.mullins@luton.gov.uk)

#### **Telephone**

+44 1582546214

#### **Country**

United Kingdom

**NUTS code**

UK - United Kingdom

**Internet address(es)**

Main address

<http://www.luton.gov.uk>

Buyer's address

<http://www.luton.gov.uk>

**I.3) Communication**

Access to the procurement documents is restricted. Further information can be obtained at

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

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>

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

Regional or local authority

**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**

02964 - Housing Development at Freemans Green Luton

Reference number

DN585059

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

- 45211000 - Construction work for multi-dwelling buildings and individual houses

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

Works

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

Luton Council proposes to develop an existing public open space at Freemans Green, Luton LU3 3LY into a high quality residential scheme comprising 15no.affordable housing units, associated external works and infrastructure.

The proposal has obtained Planning Approval (19/01646/FUL). We seek to appoint a main contractor to develop the project to a RIBA Stage 4 design and enter into a JCT D&B Contract with Special Conditions to complete the design and construction of the units.

The procurement for development is a two-stage process of which completion of the Standard Selection Questionnaire (SQ) is the first stage. The SQ forms part of a competitive procurement for the award this contract, which will be conducted in accordance with the Restricted Procedure, in accordance with the requirements of the Public Contracts Regulations 2015 (PCR 2015) and the Public Procurement (Amendments, Repeals and Revocations) Regulations 2016.

Applications are welcome from anyone with relevant experience in delivering residential led development as a Main Contractor. Applications will be assessed on the basis set out the Selection Questionnaire document and the top 5 scoring potential suppliers in the SQ will be invited to the second stage of the procurement process, the Invitation to Tender (ITT).

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

Value excluding VAT: £4,500,000

#### **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

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

NUTS codes

- UK - United Kingdom

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

Luton Council proposes to develop an existing public open space at Freemans Green, Luton LU3 3LY into a high quality residential scheme comprising 15no.affordable housing units, associated external works and infrastructure.

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

Quality criterion - Name: Quality / Weighting: 30

Quality criterion - Name: Social Value / Weighting: 20

Quality criterion - Name: BIM / Weighting: Pass/Fail

Price - Weighting: 50

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

Value excluding VAT: £4,500,000

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

Start date

26 October 2022

End date

20 October 2023

This contract is subject to renewal

No

#### **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.2.3) Information about staff responsible for the performance of the contract**

Obligation to indicate the names and professional qualifications of the staff assigned to performing the contract

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## **Section IV. Procedure**

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

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

Restricted procedure

#### **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

19 April 2022

Local time

12:00pm

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

5 May 2022

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

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

Luton Borough Council

Town Hall, George Street

Luton

LU1 2BQ

Country

United Kingdom

Internet address

<https://m.luton.gov.uk/>