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Contract

Framework for Planned Works to Domestic Properties

Cardiff Council

F03: Contract award notice

Notice identifier: 2022/S 000-009141

Procurement identifier (OCID): ocids-h6vhtk-02c6d7

Published 5 April 2022, 3:25pm

Section I: Contracting authority

I.1) Name and addresses

Cardiff Council

County Hall, Atlantic Wharf

Cardiff

CF10 4UW

Email

BMFW@cardiff.gov.uk

Country

United Kingdom

NUTS code

UKL22 - Cardiff and Vale of Glamorgan

Internet address(es)

Main address

www.cardiff.gov.uk

Buyer's address

https://www.sell2wales.gov.wales/search/Search_AuthProfile.aspx?ID=AA0422

I.2) Information about joint procurement

The contract is awarded by a central purchasing body

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

Framework for Planned Works to Domestic Properties

Reference number

ERFX1007559

II.1.2) Main CPV code

- 45000000 - Construction work

II.1.3) Type of contract

Works

II.1.4) Short description

The domestic property portfolio of the Council comprises a mixture of social housing (approximately 13,723 properties in number) and other properties.

Planned works to these properties is undertaken by the Council via external contractors.

Dwellings will vary in age and condition and bidders are advised to make due allowance for this.

This tender process was is in relation to planned works to domestic properties.

The estimated total annual contract value is GBP5.65M and the Council is seeking to appoint a total of 8 Contractors to the Framework.

In the event that the Council decides to source works through the Framework Agreement, then it will do so in accordance with the contract terms and conditions, i.e. the Framework Agreement and relevant schedules (and appendices to the same) that will form part of the ITT.

The framework will have two award mechanism; the 1st is a Direct Award for minor planned works and the 2nd is a Mini Competition for unforeseen projects.

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: £22,600,000

II.2) Description

II.2.2) Additional CPV code(s)

- 45300000 - Building installation work
- 45400000 - Building completion work
- 45450000 - Other building completion work

II.2.3) Place of performance

NUTS codes

- UKL22 - Cardiff and Vale of Glamorgan

II.2.4) Description of the procurement

This tender process was in relation to planned works to domestic properties.

The estimated total annual contract value is GBP5.65M and the Council is seeking to appoint a total of 8 Contractors to the Framework.

In the event that the Council decides to source works through the Framework Agreement, then it will do so in accordance with the contract terms and conditions, i.e. the Framework Agreement and relevant schedules (and appendices to the same) that will form part of the ITT.

The framework will have two award mechanism; the 1st is a Direct Award for minor planned works and the 2nd is a Mini Competition for unforeseen projects.

The three highest ranked Contractors will be appointed to deliver minor planned works predominately in an allocated District of the city via a Direct Award Mechanism. The estimated annual value of the Direct Award Works is GBP2.35M, and based on this value:

- Contractor 1 / District 1 approximately GBP750K per annum
- Contractor 2 / District 2 approximately GBP1.1M per annum
- Contractor 3 / District 3 approximately GBP500K per annum

The Planned Team will manage the allocation of works to each contractor, predominantly by district although it should be noted that there may be times when Contractors will be required to deliver the works outside of their allocated district. It should be noted that the estimated values are indicative only, and may change dependant on demand and budget.

The Direct Award works include Planned Kitchen upgrades, Minor Bathroom upgrades, Major Fire Damage Repairs, Major Structural Repairs, and Large-scale Disrepair Works.

Please note that if selected to be invited to tender, the Council will limit the award to one district for successful contractors. Bidders will be required to confirm their District preference at tender stage by ranking their preferred Districts 1st, 2nd or 3rd.

Account will be taken of this preference in determining the District successful Contractor's will be appointed to. The highest ranked tender will be appointed their preferred District, the next highest ranked tender will be appointed their preferred District unless it has already been allocated to the ranked 1 tender; and in which case the 2nd preference district will be allocated and so on.

The Council will determine in which district the required works are located and award the work to the Contractor appointed to that district. However, it should be noted that the Council reserves the right to apply cross district award, for example where there are capacity or performance issues with the contractor appointed to the district in which the works are located.

All 4 Contractors will have the opportunity to bid for planned large scale refurbishment projects unless there are capacity or performance issues; and this work will be awarded via the mini competition award mechanism.

The estimated annual value of these works is GBP3.3M.

It should be noted that the bids for Mini Competition works will be evaluated on 100% cost.

This framework will be for a period of 2 years with the option to extend for up to a further 2 years.

II.2.5) Award criteria

Quality criterion - Name: Quality / Weighting: 50

Price - Weighting: 50

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

Restricted procedure

IV.1.3) Information about a framework agreement or a dynamic purchasing system

The procurement involves the establishment of a framework agreement

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: [2021/S 000-016229](#)

Section V. Award of contract

Contract No

ERFX1007559

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

30 March 2022

V.2.2) Information about tenders

Number of tenders received: 4

Number of tenders received from SMEs: 3

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: 4

The contract has been awarded to a group of economic operators: Yes

V.2.3) Name and address of the contractor

R & M Williams Ltd

Williams House, Westpoint Industrial Estate Penarth Road

Cardiff

CF118JQ

Country

United Kingdom

NUTS code

- UKL - Wales

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

Ian Williams Limited

Ian Williams Limited, Quarry Road Chipping Sodbury

Bristol

BS376JL

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor is an SME

No

V.2.3) Name and address of the contractor

LCB Construction LTD

LCB Construction LTD, 10 Stuart Close Trade Park

Cardiff

CF118EE

Country

United Kingdom

NUTS code

- UKL - Wales

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

M Delacey & Sons (Holdings) Ltd

The Gaot Mill Road, Dowlais

Merthyr Tydfil

CF483TD

Country

United Kingdom

NUTS code

- UKL - Wales

The contractor is an SME

Yes

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

Total value of the contract/lot: £22,600,000

Section VI. Complementary information

VI.3) Additional information

The Council reserves the right to appoint a replacement contractor in the event of either the Contractors initially being appointed withdrawing from the Framework Agreement, or in the event that the Council terminates the agreement with either of the Contractors initially appointed.

(WA Ref:119450)

VI.4) Procedures for review

VI.4.1) Review body

High Court

Royal Courts of Justice, The Strand

London

WC2A 2LL

Telephone

+44 2079477501

Country

United Kingdom