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Tender

## **SPS 2717 - Housing Adaptations Works (Internal and External)**

Royal Borough of Greenwich

F02: Contract notice

Notice identifier: 2024/S 000-010351

Procurement identifier (OCID): ocids-h6vhtk-044e62

Published 28 March 2024, 3:13pm

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

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

Royal Borough of Greenwich

3rd Floor, The Woolwich Centre, 35 Wellington Street, Woolwich

London

SE18 6HQ

#### **Contact**

RBG Procurement Team

#### **Email**

[procurement@royalgreenwich.gov.uk](mailto:procurement@royalgreenwich.gov.uk)

#### **Telephone**

+44 12345

#### **Country**

United Kingdom

**Region code**

UKI51 - Bexley and Greenwich

**Internet address(es)**

Main address

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

Buyer's address

<http://www.royalgreenwich.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/>

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**

General public services

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## **Section II: Object**

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

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

SPS 2717 - Housing Adaptations Works (Internal and External)

Reference number

DN716987

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

- 45000000 - Construction work

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

Works

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

The Contracting Authority is seeking to enter into contracts with suitably qualified and experienced contractors to undertake internal and external adaptation works in Council properties for disabled tenants across the borough.

The details of works to be delivered under this contract are set out in more detail in the procurement documents.

The works have been divided into two (2) lots as follows:

Lot 1 - Internal Adaptations (predominantly but not limited to) covering shower over bath; bathroom to wet room conversion; combining WC/bathroom into a wet room; constructing new WC, constructing new bathroom, constructing new wet room, constructing new combined WC/bathroom, constructing new combined WC/wet room; providing wash/dry WC; minor adaptation to existing kitchen; complete kitchen renewal; reconfiguring internal arrangements; forming doorways; widening doorways; new windows; new entrance doors, new patio doors; garage conversions; internal & external drainage; connections to external drainage; electrical; plumbing & drainage services and decorating.

Lot 2 - External Adaptations (predominantly but not limited to) covering groundworks; rubbish clearance; demolition of small structures; landscaping; taking down and removing sheds/greenhouses; concreting; removing / amending / constructing pathways; constructing vehicle hard standing; paving; brickwork; demolishing/building brick retaining walls; removing/modifying/installing fencing & gates; forming ramps/steps; modular

ramps/steps; forming doorways & windows; widening/adjusting existing doorways & windows; new windows; new entrance doors, new patio doors; garage conversions; internal & external drainage; connections to internal drainage; electrical; plumbing & drainage services; decorating; constructing porches and home extensions.

This is a boroughwide contract and the Contracting Authority intends to award contracts in the following manner:

1) For Lot 1 (Internal Adaptations): The Contracting Authority will enter into contracts with up to five (5) Contractors (i.e., the top five (5) highest scoring Tenderers), but only the top two (2) highest scoring Contractors (i.e., the number 1 and number 2 ranked Tenderers) will be used as the main Contractors in relation to the Works. The third, fourth and fifth highest scoring Contractors (i.e., the number 3, number 4 and number 5 ranked Tenderers) will be reserve Contractors and will only be used at the sole discretion of the Contracting Authority.

2) For Lot 2 (External Adaptations): The Contracting Authority will enter into contracts with up to three (3) Contractors, but only the highest scoring Contractor (i.e., number 1 ranked Tenderer) will be used as the main Contractor in relation to the Works. The second and third highest scoring Contractors (i.e., the number 2 and number 3 ranked Tenderers) will be reserve Contractors and will only be used at the sole discretion of the Contracting Authority.

The duration of the contract will be for an initial period of three (3) years with the option to extend the contract period on the same terms for a further two periods of up to 12 months each making possible a total contract period of five (5) years.

The estimated annual contract value for both Lots is £2,000,000 (£2m). The estimated total contract value for both Lots over five (5) years including the optional extension periods is £10,000,000 (£10m).

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

Value excluding VAT: £10,000,000

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

This contract is divided into lots: Yes

Tenders may be submitted for all lots

### **II.2) Description**

#### **II.2.1) Title**

## Lot 1 – Internal Adaptations

Lot No

1

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

- 44115800 - Building internal fittings
- 44410000 - Articles for the bathroom and kitchen
- 45210000 - Building construction work
- 45262300 - Concrete work
- 45262500 - Masonry and bricklaying work
- 45262520 - Bricklaying work
- 45262522 - Masonry work
- 45262600 - Miscellaneous special-trade construction work
- 45262620 - Supporting walls
- 45262800 - Building extension work
- 45311000 - Electrical wiring and fitting work
- 45317000 - Other electrical installation work
- 45332000 - Plumbing and drain-laying work
- 45341000 - Erection of railings
- 45342000 - Erection of fencing
- 45421100 - Installation of doors and windows and related components
- 45421110 - Installation of door and window frames
- 45421111 - Installation of door frames
- 45421112 - Installation of window frames
- 45421120 - Installation of thresholds
- 45421130 - Installation of doors and windows

- 45421131 - Installation of doors
- 45421132 - Installation of windows
- 45421141 - Installation of partitioning
- 45421151 - Installation of fitted kitchens
- 45442100 - Painting work
- 45442180 - Repainting work
- 45442190 - Paint-stripping work
- 45453000 - Overhaul and refurbishment work

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

NUTS codes

- UKI51 - Bexley and Greenwich

Main site or place of performance

Within the Royal Borough of Greenwich

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

The Contracting Authority wishes to procure up to five (5) contractors for undertaking internal adaptation works in Council properties for disabled tenants across the borough as set out in the specifications.

The works for Lot 1 relate to Internal Adaptations (predominantly but not limited to) covering shower over bath; bathroom to wet room conversion; combining WC/bathroom into a wet room; constructing new WC, constructing new bathroom, constructing new wet room, constructing new combined WC/bathroom, constructing new combined WC/wet room; providing wash/dry WC; minor adaptation to existing kitchen; complete kitchen renewal; reconfiguring internal arrangements; forming doorways; widening doorways; new windows; new entrance doors, new patio doors; garage conversions; internal & external drainage; connections to external drainage; electrical; plumbing & drainage services and decorating.

The economic operators must be able to deliver all the works under this lot. Without limitation, the works are envisaged to support the provision and delivery of internal adaptations in Council properties within the borough of Greenwich.

The Contracting Authority will enter into contracts with up to five (5) contractors for this lot,

but only the top two (2) highest scoring Tenderers (i.e., the number 1 and number 2 ranked Tenderers) will be used as the main contractors in relation to the Works. The third, fourth and fifth highest scoring Tenderers (i.e., the number 3, number 4 and number 5 ranked Tenderers) will be reserve contractors and will only be used at the sole discretion of the Contracting Authority.

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

Quality criterion - Name: Quality / Weighting: 50%

Price - Weighting: 50%

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

Value excluding VAT: £9,000,000

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

Duration in months

36

This contract is subject to renewal

Yes

Description of renewals

Option to extend for a further two periods of 12 months each.

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

Envisaged number of candidates: 10

Objective criteria for choosing the limited number of candidates:

The objective criteria for choosing the limited number of Candidates (Applicants) is set out in the document containing the SQ Instructions for Applicants and the Selection Questionnaire (SQ). Applicants to the SQ will be assessed based on their responses to

the SQ. The Contracting Authority will invite the ten (10) highest scoring Candidates (Applicants) at the SQ stage to submit tenders at the ITT (Invitation to Tender) stage.

The Contracting Authority reserves the right to invite up to two (2) extra Candidates (Applicants) should the scores be close (i.e., less than 2% difference in the scoring between the bottom placed Candidates (Applicants)).

#### **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

### **II.2) Description**

#### **II.2.1) Title**

Lot 2 – External Adaptations

Lot No

2

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

- 45210000 - Building construction work
- 45262300 - Concrete work
- 45262500 - Masonry and bricklaying work
- 45262520 - Bricklaying work
- 45262522 - Masonry work
- 45262600 - Miscellaneous special-trade construction work
- 45262620 - Supporting walls
- 45262800 - Building extension work



- 45332000 - Plumbing and drain-laying work
- 45341000 - Erection of railings
- 45342000 - Erection of fencing
- 45421100 - Installation of doors and windows and related components
- 45421110 - Installation of door and window frames
- 45421111 - Installation of door frames
- 45421112 - Installation of window frames
- 45421130 - Installation of doors and windows
- 45421131 - Installation of doors
- 45421132 - Installation of windows
- 45442100 - Painting work
- 45442180 - Repainting work
- 45442190 - Paint-stripping work

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

NUTS codes

- UKI51 - Bexley and Greenwich

Main site or place of performance

Within the Royal Borough of Greenwich

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

The Contracting Authority wishes to procure up to three (3) contractors for undertaking external adaptation works in Council properties for disabled tenants across the borough as set out in the specifications.

The works for Lot 2 relate to External Adaptations (predominantly but not limited to) – groundworks; rubbish clearance; demolition of small structures; landscaping; taking down and removing sheds/greenhouses; concreting; removing / amending / constructing pathways; constructing vehicle hard standing; paving; brickwork; demolishing/building brick retaining walls; removing/modifying/installing fencing & gates; forming ramps/steps; modular ramps/steps; forming doorways & windows; widening/adjusting existing doorways & windows; new windows; new entrance doors, new patio doors; garage conversions;

internal & external drainage; connections to internal drainage; electrical; plumbing & drainage services; decorating; constructing porches and home extensions.

The economic operators must be able to deliver all the works under this lot. Without limitation, the works are envisaged to support the provision and delivery of external adaptations in Council properties within the borough of Greenwich.

The Contracting Authority will enter into contracts with up to three (3) contractors appointed to Lot 2 (External Adaptations), but only the highest scoring Tenderer (i.e., number 1 ranked Tenderer) will be used as the main Contractor in relation to the Works. The second and third highest scoring Tenderers (i.e., the number 2 and number 3 ranked Tenderers) will be reserve Contractors, and will only be used at the sole discretion of the Authority.

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

Quality criterion - Name: Quality / Weighting: 50%

Price - Weighting: 50%

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

Value excluding VAT: £1,000,000

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

Duration in months

36

This contract is subject to renewal

Yes

Description of renewals

Option to extend for a further two periods of 12 months each.

#### **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:

The objective criteria for choosing the limited number of Candidates (Applicants) is set out in the document containing the SQ Instructions for Applicants and the Selection Questionnaire (SQ). Applicants to the SQ will be assessed based on their responses to the SQ. The Contracting Authority will invite the six (6) highest scoring Candidates (Applicants) at the SQ stage to submit tenders at the ITT (Invitation to Tender) stage.

The Contracting Authority reserves the right to invite up to two (2) extra Candidates (Applicants) should the scores be close (i.e., less than 2% difference in the scoring between the bottom placed Candidates (Applicants)).

#### **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

Selection criteria as stated in the procurement 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

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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

30 April 2024

Local time

5:00pm

#### **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: 9 (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.2) Information about electronic workflows**

Electronic ordering will be used

Electronic invoicing will be accepted

Electronic payment will be used

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

This procurement is being managed through the Contracting Authority's e-tendering portal, Proactis Procontract, hosted at: <https://procontract.due-north.com>.

To be able to access the procurement documents you will need to register your company details on the portal. Please check that you can access the documents and if you have any problems, then you should contact the helpdesk at Proactis Procontract.

The Contracting Authority reserves the right to abandon this procurement process at any stage following the publication of this Notice and/or not to award any contract in respect of this Notice.

Full details of the scope and requirements for this opportunity is set out in the procurement documents issued by the Contracting Authority.

All applicants are solely responsible for their costs and expenses incurred in connection with the preparation and submission of the tender and the procurement process as a whole. Under no circumstances will the Contracting Authority or any of its advisors be liable for any costs or expenses borne by any applicant or such applicant's associated organisations or any of its advisors in this process whether the applicant is successful or otherwise.

The Contracting Authority considers that this contract may be suitable for economic operators that are small or medium enterprises (SMEs). Selection will be based solely on the criteria set out in the procurement documents.

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

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

The High Court

Royal Courts of Justice, The Strand

London

WC2A 2LL

Country

United Kingdom

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

Royal Borough of Greenwich

3rd Floor, The Woolwich Centre, 35 Wellington Street, Woolwich

London

SE18 6HQ

Country

United Kingdom