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Tender

Contract for the Development of Mountview, Congleton

Cheshire East Borough Council

F02: Contract notice

Notice identifier: 2024/S 000-010559

Procurement identifier (OCID): ocids-h6vhtk-03f887

Published 2 April 2024, 12:41pm

Section I: Contracting authority

I.1) Name and addresses

Cheshire East Borough Council

Westfields, Middlewich Road

Sandbach

CW11 1HZ

Contact

Mrs Victoria Adjekum

Email

Victoria.adjekum@cheshireeast.gov.uk

Country

United Kingdom

Region code

UKD62 - Cheshire East

Internet address(es)

Main address

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

Buyer's address

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

I.3) Communication

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

www.the-chest.org.uk

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

www.the-chest.org.uk

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

Contract for the Development of Mountview, Congleton

Reference number

DN690526

II.1.2) Main CPV code

- 45000000 - Construction work

II.1.3) Type of contract

Works

II.1.4) Short description

Cheshire East Council is seeking to procure a provider to design, build, finance and operate two specialist housing schemes at Mountview, Congleton, CW12 4YF.

Cheshire East Council are seeking submissions which are compliant with the mandatory elements outlined in the procurement documentation, which can evidence a clear approach to planning, development and the management of specialist accommodation. The care to be provided in these units will be commissioned separately to this tender.

Mountview is located on the outskirts of Congleton and is a former care home and day service. Cheshire East are looking to develop a site which promotes independent living and can meet the needs of those with learning disabilities and complex needs.

The 36 month contract term is for the purposes of the development agreement. The successful tenderer will also be expected to enter into a long-term nomination agreement with Cheshire East Council.

II.1.5) Estimated total value

Value excluding VAT: £10,000,000

II.1.6) Information about lots

This contract is divided into lots: No

II.2) Description

II.2.2) Additional CPV code(s)

- 70000000 - Real estate services
- 75123000 - Administrative housing services
- 85140000 - Miscellaneous health services

- 98340000 - Accommodation and office services

II.2.3) Place of performance

NUTS codes

- UKD62 - Cheshire East

II.2.4) Description of the procurement

The Council is looking to work with a provider to develop and manage a housing solution which will meet the needs of those with a learning disability and some with complex needs including autism and behaviour that challenges.

We are looking to work with a partner in the development of two specialist housing scheme which incorporates new assistive technology which will aid independence.

The requirement for this site is for two different schemes are outlined in the procurement documents.

Consideration will be given to the possibility of a small number of ground floor dwellings being developed on the site away from the mandatory schemes. The dwellings could be suitable for older occupiers or those with a physical need for ground floor accommodation.

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

36

This contract is subject to renewal

No

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

Maximum number: 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

II.2.14) Additional information

This procurement exercise will be conducted on Cheshire East Borough Council's electronic Contract and Tender Management System at the www.the-chest.org.uk. Organisations wishing to be considered for this contract must register their expression of interest and provide additional required information through the Contract and Tender Management System. Expressions of interest must be by way of completion and return of the Selection Questionnaire ('SQ') (in accordance with the requirements set out in the SQ) by the date and time specified in Section IV.2.2.

If you have any technical problems with The Contract and Tender Management System please contact the help-desk on: ProcontractSuppliers@proactis.com or 0330 005 0352. In order to participate, providers must register, complete and upload completed documentation and submit this via the Chest at the link provided in this notice. The project reference on The Chest is DN690526. The values given in this notice are only estimations—the Council gives no guarantee or warranty or makes any representation as to the accuracy of any indicative values.

The Council reserves the right not to award the opportunity or to award only part (or a different arrangement) of the opportunity described in this contract notice. Bidders should note that the procurement documents (including the Invitation to Submit Initial Tender) are draft documents at this stage, providing indicative information of the Council's intended approach in the procurement process and are for general information only. The Council reserves the right to vary, amend and update any aspects of the procurement documents and final details and versions of the procurement documents will be confirmed to applicants successful in being selected to participate in the relevant tender stages of the procurement procedure.

The council will take through to the Invitation to Submit Initial Tender (ISIT) stage up to six suitably qualified bidders. All bidders must score a minimum of 45% on the scored quality SQ questions and must meet all mandatory pass/fail criteria. Bidders are also required to score a minimum of a 2 for each scored question.

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

As per procurement documents — The Provider may be required to actively participate in the achievement of social and/or environmental policy objectives relating to recruitment and training and supply-chain initiatives. Accordingly contract performance conditions may relate in particular to social and environmental considerations.

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

Section IV. Procedure

IV.1) Description

IV.1.1) Type of procedure

Competitive procedure with negotiation

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.1.5) Information about negotiation

The contracting authority reserves the right to award the contract on the basis of the initial tenders without conducting negotiations

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: [2023/S 000-025638](#)

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

Date

28 May 2024

Local time

12:00pm

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

19 June 2024

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: 6 (from the date stated for receipt of tender)

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

Royal Courts of Justice

London

WC2A 2LL

Country

United Kingdom

VI.4.3) Review procedure

Precise information on deadline(s) for review procedures

Precise information on deadline(s) for review procedures:

In accordance with Regulation 86 (Notices of decisions to award a contract), Regulation 87 (Standstill Period) and Regulations 91 (Enforcement of duties through the Court) of the Public Contracts Regulations 2015 (as amended).

Cheshire East Borough Council will incorporate a standstill period at the point information on the award of the contract is communicated to tenderers. That notification will provide full information on the award decision. The standstill period, which will be for a minimum of 10 calendar days provides time for unsuccessful tenderers to review and scrutinise the award decision before the contract is entered into.