

This is a published notice on the Find a Tender service: <https://www.find-tender.service.gov.uk/Notice/010781-2021>

Tender

## **Retirement Living Investment Programme (RLIP)**

The Riverside Group Limited

F02: Contract notice

Notice identifier: 2021/S 000-010781

Procurement identifier (OCID): ocds-h6vhtk-02b18e

Published 17 May 2021, 8:19am

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

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

The Riverside Group Limited

2 Estuary Boulevard, Estuary Commerce Park

Liverpool

L24 8RF

#### **Email**

[Procurement@riverside.org.uk](mailto:Procurement@riverside.org.uk)

#### **Country**

United Kingdom

#### **NUTS code**

UKD72 - Liverpool

#### **Internet address(es)**

Main address

[www.riverside.org.uk](http://www.riverside.org.uk)

Buyer's address

<https://riversource.wax-live.com/S2C/>

### **I.3) Communication**

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

<https://riversource.wax-live.com/S2C/>

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

<https://riversource.wax-live.com/S2C/>

Tenders or requests to participate must be submitted to the above-mentioned address

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

Body governed by public law

### **I.5) Main activity**

Housing and community amenities

---

## **Section II: Object**

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

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

Retirement Living Investment Programme (RLIP)

Reference number

TRG 256

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

- 45000000 - Construction work

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

Works

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

Eight retirement living schemes within the Care & Support division of The Riverside Group have been identified as requiring refurbishment and property improvement works this financial year to bring them up to an improved standard of living and to meet current building regulations.

Tender A1 - Liverpool (3 schemes)

Tender A2 - North West ( 2 schemes)

Tender B - Midlands (2 schemes)

Tender C - London (1 scheme)

All bidders can submit bids for Tenders A, B & C, however a contractor can only be appointed for 1 lot from Tender A

The general scope of works includes the interior design, asbestos removal (as appropriate), supply & installation of kitchens & bathrooms, lifts, windows & doors, mechanical & electrical works, refurbishment of communal areas, and the provision of furniture & soft furnishings, general construction works including the surrounding area of the schemes.

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

Value excluding VAT: £4,145,243.51

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

This contract is divided into lots: Yes

Tenders may be submitted for all lots

Maximum number of lots that may be awarded to one tenderer: 3

## **II.2) Description**

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

Liverpool

Lot No

A1

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

- 45000000 - Construction work
- 45400000 - Building completion work

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

NUTS codes

- UKD72 - Liverpool

Main site or place of performance

Liverpool

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

Scheme A - Akenside Court, Liverpool, L20 4UU

No internal flat works proposed, however replacement of flat entrance doors and installation of fire detection within the flat entrance lobby?s will be undertaken as per RLIP standard specification.

Communal works will include removal of asbestos, fitting of plasterboard to all brickwork internal walls, replacement of; suspended ceilings, LED lighting, fire doors, upgrade of radiators. Installation of; handrails, skirting and architraves will be fitted. The scheme will benefit from a full redecoration and fitting of new carpets and vinyl in accordance with interior designs.

Ancillary facilities will be refurbished including the communal kitchen, laundry, WC, and guest room.

Remodelling includes open plan kitchen, removal of brickwork seating, opening up of existing WC?s, removal of brickwork fire place and blocking up of glazed screens to central stairwell. Clean and repairs to external landscaping only.

## Scheme B - Alfred Stocks Court, Liverpool, L8 9ZD

No internal flat works proposed, however replacement of flat entrance doors and installation of fire detection within the flat entrance lobby?s will be undertaken as per RLIP standard specification.

Communal works will include removal of asbestos, replacement of; suspended ceilings, LED lighting, fire doors, upgrade of radiators. Installation of; handrails, skirting and architraves will be fitted. The scheme will benefit from a full redecoration and fitting of new carpets and vinyl in accordance with interior designs.

Ancillary facilities will be refurbished including the hair salon, communal kitchen, laundry, WC, and guest room.

Major remodelling works will be undertaken to create 2nr additional units by converting the existing assisted bathing room and hair salon. A new guestroom will be created by utilising the existing secondary lounge. There will also be remodelling works to the existing lounge fire exit and kitchen.

Externally metal railings are to be decorated, walls to be jet cleaned and tree pollarding is to be undertaken. The scheme will benefit from the replacement of all communal doors not undertaken as part of the recent window replacement programme.

## Scheme C - Dene Court, Liverpool, L9 6DT

No internal flat works proposed, however replacement of flat entrance doors and installation of fire detection within the flat entrance lobby?s will be undertaken as per RLIP standard specification.

Communal works will include removal of asbestos, fitting of plasterboard to all brickwork internal walls, replacement of; suspended ceilings, LED lighting, fire doors, upgrade of radiators. Installation of; handrails, skirting and architraves will be fitted. The scheme will benefit from a full redecoration and fitting of new carpets and vinyl in accordance with interior designs.

Ancillary facilities will be refurbished including the communal kitchen, laundry, WC, and guest room.

Minor remodelling works will be undertaken to convert the existing garage to a scooter store with internal access. Internal brickwork planters to be demolished.

Externally major works will be undertaken to improve the scheme including, replacement of footpaths, repairs and resurfacing of carpark including line markings will be undertaken. Substantial landscaping will be undertaken, removal and pollarding of trees will be

undertaken to improve the scheme appearance.

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

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

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

Value excluding VAT: £1,762,331.88

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

Duration in months

6

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

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

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

North West

Lot No

A2

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

- 45000000 - Construction work
- 45400000 - Building completion work

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

NUTS codes

- UKD - North West (England)

Main site or place of performance

North West - Runcorn & Manchester

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

Scheme A - Southlands Court, Runcorn, WA7 4SA

No internal flat works proposed, however replacement of flat entrance doors and installation of fire detection within the flat entrance lobby?s will be undertaken as per RLIP standard specification.

Communal works will include removal of asbestos, fitting of plasterboard to all brickwork internal walls, replacement of; suspended ceilings, LED lighting, fire doors, upgrade of radiators. Installation of; handrails, balustrades to stairwells, skirting and architraves will be fitted. The scheme will benefit from a full redecoration and fitting of new carpets and vinyl in accordance with interior designs.

Ancillary facilities will be refurbished including the communal kitchen and laundry.

Remodelling includes the demolition of the existing greenhouse/conservatory, the creation of an open plan kitchen, blocking up of the kitchen serving hatch, blocking up of recess?s to communal lounge and bringing forward 6nr flat entrance doors.

Externally major works will be undertaken to improve the scheme including, replacement of steps, repairs and resurfacing of carpark including line markings will be undertaken. Substantial landscaping will be undertaken, removal and pollarding of trees will be undertaken to improve the scheme appearance.

Scheme B - McLaren Court, Chorlton, M21 9RD

No internal flat works proposed, however replacement of flat entrance doors and installation of fire detection within the flat entrance lobby?s will be undertaken as per RLIP standard specification.

Communal works will include removal of asbestos, fitting of plasterboard to all brickwork internal walls, replacement of; suspended ceilings, LED lighting, fire doors, upgrade of radiators. Installation of; handrails, skirting and architraves will be fitted. The scheme will benefit from a full redecoration and fitting of new carpets and vinyl in accordance with interior designs.

Ancillary facilities will be refurbished including the communal kitchen, guest room and laundry.

Remodelling allows for a new lounge extension to be erected, open plan kitchen and new store rooms to be formed.

Externally timber fencing is to be replaced, new footpaths provided, car park line marking undertaken.

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

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

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

Value excluding VAT: £961,349.05

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

Duration in months

6

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

## **II.2) Description**

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

Midlands

Lot No

B

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

- 45000000 - Construction work
- 45400000 - Building completion work

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

NUTS codes

- UKF - East Midlands (England)
- UKG - West Midlands (England)

Main site or place of performance

Midlands - Burbage & Kettering

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

Scheme A ? Higham Way House, Burbage, LE10 2PQ

No internal flat works proposed, however replacement of flat entrance doors and installation of fire detection within the flat entrance lobby?s will be undertaken as per RLIP standard specification.

Communal works will include removal of asbestos, replacement of; suspended ceilings, LED lighting, fire doors, upgrade of radiators. Installation of; handrails, skirting and architraves will be fitted. The scheme will benefit from a full redecoration and fitting of new carpets and vinyl in accordance with interior designs.

Remodelling works include the removal of a cupboard to increase the size of the office, removal of brickwork fireplace in the communal lounge and the removal of walls to open the communal corridors up.

Externally works will be undertaken to improve the scheme including, replacement of footpaths, new handrails and new car park line marking.

Scheme B ? Martha Wallis Court, Kettering, NN16 8DP

No internal flat works proposed, however replacement of flat entrance doors and installation of fire detection within the flat entrance lobby?s will be undertaken as per RLIP standard specification.

Communal works will include removal of asbestos and stair lifts, fitting of plasterboard to all brickwork internal walls, replacement of; suspended ceilings, LED lighting, fire doors, upgrade of radiators. Installation of; handrails, skirting and architraves will be fitted. The scheme will benefit from a full redecoration and fitting of new carpets and vinyl in accordance with interior designs. No remodelling works are proposed.

Externally works will be undertaken to improve the scheme including, replacing existing handrails, resurfacing of carpark and new line markings. Landscaping and removal and pollarding of trees will be undertaken to improve the scheme appearance.

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

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

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

Value excluding VAT: £784,537.84

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

Duration in months

6

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

## **II.2) Description**

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

London

Lot No

C

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

- 45000000 - Construction work
- 45400000 - Building completion work

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

NUTS codes

- UKI - London

Main site or place of performance

London

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

Scheme A ? Robert Runcie Court, Brixton, SW2 5SR

No internal flat works proposed, however replacement of flat entrance doors and installation of fire detection within the flat entrance lobby?s will be undertaken as per RLIP standard specification.

Communal works will include removal of asbestos, replacement of; suspended ceilings, LED lighting, fire doors, upgrade of radiators. Installation of; handrails, skirting and architraves will be fitted. The scheme will benefit from a full redecoration and fitting of new carpets and vinyl in accordance with interior designs.

Remodelling works will include demolition of the exiting lounge conservatory, which will be replaced with a masonry structure. Other external works will include the replacement of

communal windows, doors and cladding.

Externally works will be undertaken to improve the scheme including, replacement of footpaths handrails and fencing.

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

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

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

Value excluding VAT: £637,024.75

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

Duration in months

6

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

---

## **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

---

## **Section IV. Procedure**

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

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

Open procedure

#### **IV.1.8) Information about the Government Procurement Agreement (GPA)**

The procurement is covered by the Government Procurement Agreement: No

### **IV.2) Administrative information**

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

Date

23 July 2021

Local time

12:00pm

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

#### **IV.2.7) Conditions for opening of tenders**

Date

23 July 2021

Local time

12:00pm

---

## **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**

Tender documents must be accessed through RiverSource tender portal only

<https://riversource.wax-live.com/s2c>

This tender process will incorporate a minimum 10 calendar day standstill period at the point

information on award is communicated to tenderers. Appeals can be directly raised via the contact points detailed in section VI.4.1) of this contract notice.

TRG and all subsidiary undertakings of TRG both current and future. All parts of any current or future group structure of which TRG is or may become, a part

additional details of the required service can be found within the tender documents included

on the RiverSource tendering portal.

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

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

Royal Court of Justice

The Strand

London

Country

United Kingdom

### **VI.4.3) Review procedure**

Precise information on deadline(s) for review procedures

This tender process will incorporate a minimum 10 calendar day standstill period at the point

information on the award is communicated to tenderers. Appeals can be directly raised via the contact points detailed in section VI.4.1) of this contract notice.