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Tender

Construction of New Supported Living Accommodation, Highgrove Lodge, Portsmouth

PORTSMOUTH CITY COUNCIL

F02: Contract notice

Notice identifier: 2022/S 000-013736

Procurement identifier (OCID): ocids-h6vhtk-033c4d

Published 23 May 2022, 11:00am

Section I: Contracting authority

I.1) Name and addresses

PORTSMOUTH CITY COUNCIL

City Council

Portsmouth

PO12BG

Contact

Procurement Service

Email

procurement@portsmouthcc.gov.uk

Telephone

+44 2392688235

Country

United Kingdom

NUTS code

UKJ31 - Portsmouth

Internet address(es)

Main address

<https://www.portsmouth.gov.uk/ext/business/business.aspx>

Buyer's address

<https://www.portsmouth.gov.uk/ext/business/business.aspx>

I.3) Communication

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

<https://in-tendhost.co.uk/portsmouthcc.aspx/home>

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

<https://in-tendhost.co.uk/portsmouthcc.aspx/home>

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

Construction of New Supported Living Accommodation, Highgrove Lodge, Portsmouth

II.1.2) Main CPV code

- 45211200 - Sheltered housing construction work

II.1.3) Type of contract

Works

II.1.4) Short description

Portsmouth City Council (the Council) is inviting expressions of interest from suitably experienced contractors to carry out the delivery of the redevelopment of Highgrove Lodge.

The existing Highgrove Lodge site is to be redeveloped to provide Adult Social Care (ASC) with additional supported living accommodation for adults with physical and learning difficulties. The former Highgrove Lodge residential care home and day centre on the site was demolished down to the underside of ground floor slab level in 2008.

The redevelopment of the site will provide accommodation for total of 24 residents in four units of 4 bed flats and two 4 bed bungalows, one bungalow for people with learning difficulties and one for individuals with severe physical disabilities. The buildings will also include communal living and dining areas, an office for support staff and communal entrance and lobby areas within the flat block.

The project works has an estimated design and construction cost in the region of £4.7m. The construction works will be on the basis of a traditional single stage competitive tender route (with a client appointed consult design team). The contract will be let using the JCT Intermediate Building Contract with Contractor's Design 2016 (ICD).

The Council is targeting to have awarded this contract by September 2022, commencing works on site by the end of beginning of October 2022, completing by end of October 2023.

The Council are looking to run the procurement process in line with the Restricted Procedure as set out within the Public Contracts Regulations 2015 and establish a shortlist of 5 to 6 contractors who will subsequently be invited to tender.

Application is via submission of a completed supplier selection questionnaire by Wednesday 22nd June 2022 at 10:00. All associated documents can be obtained from the Council's InTend e-sourcing solution.

II.1.5) Estimated total value

Value excluding VAT: £4,700,000

II.1.6) Information about lots

This contract is divided into lots: No

II.2) Description

II.2.2) Additional CPV code(s)

- 45111200 - Site preparation and clearance work
- 45111230 - Ground-stabilisation work
- 45111240 - Ground-drainage work
- 45111250 - Ground investigation work
- 45111291 - Site-development work
- 45113000 - Siteworks
- 45211100 - Construction work for houses
- 45211200 - Sheltered housing construction work
- 45211340 - Multi-dwelling buildings construction work
- 45211341 - Flats construction work
- 45211350 - Multi-functional buildings construction work
- 45261100 - Roof-framing work
- 45261210 - Roof-covering work
- 45261211 - Roof-tiling work
- 45261300 - Flashing and guttering work
- 45261310 - Flashing work
- 45261320 - Guttering work
- 45261410 - Roof insulation work
- 45261420 - Waterproofing work

- 45310000 - Electrical installation work
- 45320000 - Insulation work
- 45330000 - Plumbing and sanitary works
- 45340000 - Fencing, railing and safety equipment installation work
- 45350000 - Mechanical installations
- 45410000 - Plastering work
- 45420000 - Joinery and carpentry installation work
- 45430000 - Floor and wall covering work
- 45440000 - Painting and glazing work
- 45451000 - Decoration work
- 45452000 - Exterior cleaning work for buildings
- 45453000 - Overhaul and refurbishment work
- 71220000 - Architectural design services
- 71240000 - Architectural, engineering and planning services
- 71500000 - Construction-related services

II.2.3) Place of performance

NUTS codes

- UKJ31 - Portsmouth

II.2.4) Description of the procurement

Portsmouth City Council (the Council) is inviting expressions of interest from suitably experienced contractors to carry out the delivery of the redevelopment of Highgrove Lodge.

The existing Highgrove Lodge site is to be redeveloped to provide Adult Social Care (ASC) with additional supported living accommodation for adults with physical and learning difficulties. The former Highgrove Lodge residential care home and day centre on the site was demolished down to the underside of ground floor slab level in 2008.

The redevelopment of the site will provide accommodation for total of 24 residents in four units of 4 bed flats and two 4 bed bungalows, one bungalow for people with learning

difficulties and one for individuals with severe physical disabilities. The buildings will also include communal living and dining areas, an office for support staff and communal entrance and lobby areas within the flat block.

The project works has an estimated design and construction cost in the region of £4.7m. The construction works will be on the basis of a traditional single stage competitive tender route (with a client appointed consult design team). The contract will be let using the JCT Intermediate Building Contract with Contractor's Design 2016 (ICD).

The Council is targeting to have awarded this contract by September 2022, commencing works on site by the end of beginning of October 2022, completing by end of October 2023.

The Council are looking to run the procurement process in line with the Restricted Procedure as set out within the Public Contracts Regulations 2015 and establish a shortlist of 5 to 6 contractors who will subsequently be invited to tender.

Scope of requirements

The redevelopment of the site will provide accommodation for total of 24 residents in four units of 4 bed flats and two 4 bed bungalows, one bungalow for people with learning difficulties and one for individuals with severe physical disabilities. The buildings will also include communal living and dining areas, an office for support staff and in the case of the flats communal entrance and lobby areas. All buildings will be wheelchair accessible with level thresholds and there is a passenger lift to access the first-floor flats.

The 4 bed flats and bungalows are to include the following accommodation;

- 4 bedrooms sized and designed for wheelchair users
- Ensuite wheelchair accessible wet-rooms to each bedroom
- A wheelchair accessible assisted bathroom
- An open-plan communal living space including a communal kitchen and dining area
- A separate utility room for washing machine & tumble dryer
- Storage
- Staff office

Although the 4 bed bungalows are to include the same accommodation as the flats, one of the bungalows will be larger to provide accommodation for severely physically disabled

residents, who may be bed bound.

Portsmouth City Council Housing and Property Services have a number of preferred materials and products for housing projects which have been selected for robustness and ease of maintenance or replacement. These materials and products are to be used for this project unless otherwise instructed by the client.

In addition to the general brief and agreed standards, the clients' project manager has confirmed that the following project specific technical requirements will apply;

- Boxing of service pipes is to be avoided in bathrooms and wet rooms as far as possible by incorporating concealed cisterns and SVP's behind "IPS" wall panelling.
- 4 bed flats should include space for large top-loader washing machines in the utility rooms.
- Robust ironmongery is to be used and locks are to be provided by a named local ironmongers to assist with future replacement / management.
- Ducts and if possible, infrastructure cabling should be installed for Both BT and Virgin media connections.
- All units are to be served a single electric meter on a commercial supply. A separate electric meter on a commercial supply is to be provided for communal areas.
- LABC warranties are required for the flats (in accordance with the funding conditions of Homes England)

Programme

The Council will let the Highgrove Lodge works in accordance with the following programme:

- Publish FTS notice and Supplier Selection Questionnaire - Monday 23rd May 2022
- SSQ Return Deadline - Wednesday 22nd June 2022 at 10:00
- ITT published on Intend - Monday 11th July 2022
- Tender return deadline - Friday 19th August 2022 at 14:00
- Notification of preferred bidder - Friday 16th September 2022
- Standstill period - Saturday 17th September to Monday 26th September 2022

- Award Decision - Tuesday 27th September 2022
- On site commencement - Mid October 2022
- Completion - October 2023

Following evaluation of submitted SSQ responses, 5-6 contractors will be invited to tender for the new supported living accommodation at Highgrove Lodge.

Application is via submission of completed SSQ and associated documentation via the Council's e-sourcing system accessible via: <https://intendhost.co.uk/portsmouthcc.aspx/home>

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

12

This contract is subject to renewal

No

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

Envisaged minimum number: 5

Maximum number: 6

II.2.10) Information about variants

Variants will be accepted: Yes

II.2.11) Information about options

Options: 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

III.2) Conditions related to the contract

III.2.2) Contract performance conditions

As detailed within the SSQ documentation accessible via

<https://in-tendhost.co.uk/portsmouthcc.aspx/home>

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

22 June 2022

Local time

10:00am

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

11 July 2022

IV.2.4) Languages in which tenders or requests to participate may be submitted

English

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

The High Court of Justice

Strand

London

WC2A 2LL

Telephone

+44 20794760000

Country

United Kingdom

Internet address

<https://www.justice.gov.uk/>