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Tender

Construction of Extra Care Apartments at the former Edinburgh House site, Portsmouth

Portsmouth City Council

F02: Contract notice

Notice identifier: 2022/S 000-015605

Procurement identifier (OCID): ocds-h6vhtk-03439b

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Section I: Contracting authority

I.1) Name and addresses

Portsmouth City Council

Civic Offices, Guildhall Square

PORTSMOUTH

PO12AL

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>

I.3) Communication

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

<https://in-tendhost.co.uk/portsmouthcc/asp/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/asp/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 Extra Care Apartments at the former Edinburgh House site, 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 undertake design and construction of a 50 unit extra care apartment community at the former Edinburgh House site in Sundridge Close, Cosham, Portsmouth.

The development will be the first of its type in Portsmouth, catering for residents with varied levels of dementia and providing them with the additional support they require to lead fulfilling independent lives.

The Council is targeting to have awarded this contract by October 2022, commencing works on site by the end of November 2022, completing late 2023/early 2024.

The Council will 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 - 6 contractors who will subsequently be invited to tender for the design and construction of the new extra care facility.

The successful contractor with the responsibility for finalising the design and delivering the new building and landscaping works, will be expected to co-ordinate and take on the role of Principal Contractor under the CDM Regulations for the various design and works activities.

The new extras care home project works has an estimated design and construction cost in the region of £13.7m. The construction works will be let on the basis of a single stage JCT Design and Build Contract 2016 with the Council project team issuing a completed RIBA 3 design, including foundation, structure, mech & electrical design together with an

NBS specification. The Contractor will be responsible for the final deliverable design, including but not limited to the architectural, structural, landscape and mechanical and electrical services design.

Application is via submission of a completed supplier selection questionnaire by Thursday 7th July 2022 at 10:00. All associated documents can be obtained from the Council's InTend e-sourcing solution. via: <https://in-tendhost.co.uk/portsmouthcc.aspx/home>

II.1.5) Estimated total value

Value excluding VAT: £13,700,000

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
- 45111300 - Dismantling works
- 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
- 45261200 - Roof-covering and roof-painting work

- 45261210 - Roof-covering work
- 45261211 - Roof-tiling work
- 45261221 - Roof-painting 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 undertake design and construction of a 50 unit extra care apartment community at the former Edinburgh House site in Sundridge Close, Cosham, Portsmouth.

The development will be the first of its type in Portsmouth, catering for residents with varied levels of dementia and providing them with the additional support they require to lead fulfilling independent lives.

The Council is targeting to have awarded this contract by October 2022, commencing works on site by the end of November 2022, completing late 2023/early 2024.

The Council will 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 - 6 contractors who will subsequently be invited to tender for the design and construction of the new extra care facility.

The successful contractor with the responsibility for finalising the design and delivering the new building and landscaping works, will be expected to co-ordinate and take on the role of Principal Contractor under the CDM Regulations for the various design and works activities.

Contract Value & Contractual Arrangements

The new extra care home project works has an estimated design and construction cost in the region of £13.7m. The Council is currently working through a submitted Full Planning Application, which will feed into the final design, with a decision expected mid-June 2022. The Council does not envisage this will impact upon the tender programme should this result in any alterations and any subsequent discharge conditions.

The planning information for the Extra Care Apartments can be found via the Council's planning portal -

<https://publicaccess.portsmouth.gov.uk/online-applications/applicationDetails.do?keyVal=R2ZCEGMOG3E00&activeTab=summary>

The construction works will be let on the basis of a single stage JCT Design and Build Contract 2016 with the Council project team issuing a completed RIBA 3 design, including foundation, structure, mech & electrical design together with an NBS specification. The Contractor will be responsible for the final deliverable design, including but not limited to the architectural, structural, landscape and mechanical and electrical services design.

The Council's current strategy is to award a JCT Design and Build Contract 2016 with an

option to include novation of the Council's Architect, KSA Architects, to progress to mobilise the works by November 2022. However, this will be confirmed at the point the tender is issued.

Scope of requirements

Works can be summarised as follows:

- Construct a 3-storey building accommodating 50 'extra care' apartments. The proposed building would be constructed with a four-sided layout.
- Enclosed central amenity area
- Landscaping and ecological impact mitigation throughout exterior south of access road
- Secure residents and visitor cycle storage
- Vehicle parking (24 spaces), bus space and turning head
- Adoptable standard access road formed from Sundridge Close which would also serve the site further to the east which is to be redeveloped by the Hampshire Fire and Rescue Service.
- Mech & Elec systems (excluding warden call/monitoring system)

The proposed lower ground floor will accommodate 11 apartments, a laundry, small shop, kitchen, dining room and lounge with access (via the lounge and dining room) to an enclosed landscaped courtyard.

This floor will also contain a manager's office, two mechanical lifts and three stair cores, together with plant rooms and storage areas.

The ground floor will be level with the new access road from Sundridge close

to the west and be accessed via a main entrance on the building's north elevation.

The entrance lobby would allow access to a manager's office, accessible wc and an electric scooter storage room.

This floor would also house 17 apartments, a staff office and rest room, a second accessible wc, as well as a health and wellbeing room and assisted bathroom. Also accessible from both the interior of the building and from street level would be the building's refuse and recyclables storage area and a plant room.

The building's first floor will comprise a comms/IT room, secondary communal lounge and a further 22 flats.

The building is being designed to BIM Level 2 within a common data environment and this is to be continued by the main contractor delivering the scheme.

A BREEAM 'Very Good' rating is being targeted and the design is currently on course to achieve this.

The energy strategy for the scheme includes for air source heat pumps supplemented by gas boilers and underfloor heating throughout. The roof will feature extensive PV panelling, feeding into an energy storage/recovery system.

It is envisaged that the scheme will be delivered utilising a 'Category 2' Modern Method of Construction (MMC) such as a cold rolled structural framing system (SFS). The scheme will be flat roofed and predominantly clad in brickwork with elements of aluminium cladding features.

Programme

The Council will let the new extra care housing works in accordance with the following programme:

- Publish FTS notice and Supplier Selection Questionnaire - Tuesday 7th June 2022
- SSQ Return Deadline - Thursday 7th July 2022 at 10:00
- ITT published on Intend - Monday 1st August 2022
- Tender Return Deadline - Friday 23rd September 2022 at 10:00
- Notification of preferred bidder - Monday 17th October 2022
- Award Decision - Friday 28th October 2022
- On site commencement - Mid-November 2022
- Completion - February/March 2024

Following evaluation of submitted SSQ responses, 5-6 contractors will be invited to tender.

Application is via submission of completed SSQ and associated documentation via the Council's e-sourcing system accessible via: <https://in->

tendhost.co.uk/portsmouthcc/asp/home

II.2.5) Award criteria

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

II.2.6) Estimated value

Value excluding VAT: £13,700,000

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

Duration in months

18

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

7 July 2022

Local time

10:00am

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

1 August 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/>