

This is a published notice on the Find a Tender service: <https://www.find-tender.service.gov.uk/Notice/015605-2022>

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

Published 7 June 2022, 11:16am

### **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](mailto: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.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 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 extra 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://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.2.6) 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/>