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Tender

Framework for Planned Works to Domestic Properties

Cardiff Council

F02: Contract notice

Notice identifier: 2021/S 000-016229

Procurement identifier (OCID): ocds-h6vhtk-02c6d7

Published 12 July 2021, 2:54pm

Section I: Contracting authority

I.1) Name and addresses

Cardiff Council

County Hall, Atlantic Wharf

Cardiff

CF10 4UW

Email

BMFW@cardiff.gov.uk

Country

United Kingdom

NUTS code

UKL22 - Cardiff and Vale of Glamorgan

Internet address(es)

Main address

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

Buyer's address

https://www.sell2wales.gov.wales/search/Search_AuthProfile.aspx?ID=AA0422

I.2) Information about joint procurement

The contract is awarded by a central purchasing body

I.3) Communication

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

<https://supplierlive.proactisp2p.com/Account/Registration/Register>

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

<https://supplierlive.proactisp2p.com/Account/Registration/Register>

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

Framework for Planned Works to Domestic Properties

Reference number

ERFX1007559

II.1.2) Main CPV code

- 45000000 - Construction work

II.1.3) Type of contract

Works

II.1.4) Short description

The domestic property portfolio of the Council comprises a mixture of social housing (approximately 13,723 properties in number) and other properties.

Planned works to these properties is undertaken by the Council via external contractors.

Dwellings will vary in age and condition and bidders are advised to make due allowance for this.

This tender process is in relation to planned works to domestic properties.

The estimated total annual contract value is GBP5.65M and the Council is seeking to appoint a total of 8 Contractors to the Framework.

In the event that the Council decides to source works through the Framework Agreement, then it will do so in accordance with the contract terms and conditions, i.e. the Framework Agreement and relevant schedules (and appendices to the same) that will form part of the ITT.

The framework will have two award mechanism; the 1st is a Direct Award for minor planned works and the 2nd is a Mini Competition for unforeseen projects.

II.1.5) Estimated total value

Value excluding VAT: £22,600,000

II.1.6) Information about lots

This contract is divided into lots: No

II.2) Description

II.2.2) Additional CPV code(s)

- 45300000 - Building installation work
- 45400000 - Building completion work
- 45450000 - Other building completion work

II.2.3) Place of performance

NUTS codes

- UKL22 - Cardiff and Vale of Glamorgan

II.2.4) Description of the procurement

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In the event that the Council decides to source works through the Framework Agreement, then it will do so in accordance with the contract terms and conditions, i.e. the Framework Agreement and relevant schedules (and appendices to the same) that will form part of the ITT.

The framework will have two award mechanism; the 1st is a Direct Award for minor planned works and the 2nd is a Mini Competition for unforeseen projects.

The three highest ranked Contractors will be appointed to deliver minor planned works predominately in an allocated District of the city via a Direct Award Mechanism. The estimated annual value of the Direct Award Works is GBP2.35M, and based on this value:

- Contractor 1 / District 1 approximately GBP750K per annum
- Contractor 2 / District 2 approximately GBP1.1M per annum
- Contractor 3 / District 3 approximately GBP500K per annum

The Planned Team will manage the allocation of works to each contractor, predominantly by district although it should be noted that there may be times when Contractors will be required to deliver the works outside of their allocated district. It should be noted that the estimated values are indicative only, and may change dependant on demand and budget.

The Direct Award works include Planned Kitchen upgrades, Minor Bathroom upgrades, Major Fire Damage Repairs, Major Structural Repairs, and Large-scale Disrepair Works.

Please note that if selected to be invited to tender, the Council will limit the award to one district for successful contractors. Bidders will be required to confirm their District preference at tender stage by ranking their preferred Districts 1st, 2nd or 3rd.

Account will be taken of this preference in determining the District successful Contractor's will be appointed to. The highest ranked tender will be appointed their preferred District, the next highest ranked tender will be appointed their preferred District unless it has already been allocated to the ranked 1 tender; and in which case the 2nd preference district will be allocated and so on.

The Council will determine in which district the required works are located and award the work to the Contractor appointed to that district. However, it should be noted that the Council reserves the right to apply cross district award, for example where there are capacity or performance issues with the contractor appointed to the district in which the works are located.

All 8 Contractors will have the opportunity to bid for planned large scale refurbishment projects unless there are capacity or performance issues; and this work will be awarded via the mini competition award mechanism.

The estimated annual value of these works is GBP3.3M.

It should be noted that the bids for Mini Competition works will be evaluated on 100% cost.

This framework will be for a period of 2 years with the option to extend for up to a further 2 years.

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

24

This contract is subject to renewal

Yes

Description of renewals

Option to extend for up to a further 2 years

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

Maximum number: 15

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

Restricted procedure

IV.1.3) Information about a framework agreement or a dynamic purchasing system

The procurement involves the establishment of a framework agreement

Framework agreement with several operators

Envisaged maximum number of participants to the framework agreement: 8

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

11 August 2021

Local time

12:00pm

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

1 September 2021

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

English, Welsh

Section VI. Complementary information

VI.1) Information about recurrence

This is a recurrent procurement: Yes

Estimated timing for further notices to be published: The procurement for the re-tender will take place prior to expiry of this iteration.

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

The Council reserves the right to appoint a replacement contractor in the event of either the Contractors initially being appointed withdrawing from the Framework Agreement, or in the event that the Council terminates the agreement with either of the Contractors initially appointed.

To access the tender documentation, please register an interest on the opportunity on the Proactis Portal - <https://supplierlive.proactisp2p.com/Account/Login>

The Contractor shall ensure that all contracts with Subcontractors and Suppliers which the Contractor intends to procure following the Award date, and which the Contractor has not, before the date of this Contract, already planned to award to a particular Subcontractor or Supplier, are advertised through the Sell2Wales portal (www.sell2wales.gov.wales) and awarded following a fair, open, transparent and competitive process proportionate to the nature and value of the contract.

Under the terms of this contract the successful supplier(s) will be required to deliver Community Benefits in support of the authority's economic and social objectives. Accordingly, contract performance conditions may relate in particular to social and environmental considerations. The Community Benefits included in this contract are:

The Community Benefits included in this contract will be provided in the Invitation to Tender.

(WA Ref:111438)

The buyer considers that this contract is suitable for consortia.

VI.4) Procedures for review

VI.4.1) Review body

High Court

Royal Courts of Justice, The Strand

London

WC2A 2LL

Telephone

+44 2079477501

Country

United Kingdom