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Planning

Decarbonisation of NCC Estate - Building Contractor

Norfolk County Council

F01: Prior information notice

Prior information only

Notice identifier: 2023/S 000-016446

Procurement identifier (OCID): ocids-h6vhtk-03d521

Published 9 June 2023, 2:47pm

Section I: Contracting authority

I.1) Name and addresses

Norfolk County Council

County Hall, Martineau Lane

Norwich

NR1 2DH

Email

sourcingteam@norfolk.gov.uk

Country

United Kingdom

NUTS code

UKH15 - Norwich and East Norfolk

Internet address(es)

Main address

www.norfolk.gov.uk

Buyer's address

<https://in-tendhost.co.uk/norfolkcc/asp/Home>

I.3) Communication

Additional information can be obtained from the above-mentioned address

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

Decarbonisation of NCC Estate - Building Contractor

Reference number

NCCT42484

II.1.2) Main CPV code

- 45000000 - Construction work

II.1.3) Type of contract

Works

II.1.4) Short description

Norfolk County Council will shortly be seeking to procure a Contractor to undertake a programme of decarbonisation and ancillary works and a design and build basis, encompassing 94 sites owned by the Council throughout the county. The sites are split into four categories by occupancy type as follows: Category 1 - Community Hubs and offices Category 2 - Domestic (children's homes and 16+ accommodation) Category 3 - Fire and Rescue Services Category 4 - Libraries and Museums

II.1.6) Information about lots

This contract is divided into lots: No

II.2) Description

II.2.2) Additional CPV code(s)

- 45000000 - Construction work
- 45300000 - Building installation work
- 45210000 - Building construction work

II.2.3) Place of performance

NUTS codes

- UKH17 - Breckland and South Norfolk
- UKH16 - North and West Norfolk
- UKH15 - Norwich and East Norfolk

Main site or place of performance

Norfolk

II.2.4) Description of the procurement

The intention will be for the appointed contractor to manage the programme across all categories with the goal being to eliminate the use of scope 1 fossil fuel across the estate, apart from a possible small number of exceptions where retrofit is not technically feasible. The Council may let the contract as a framework and may choose to make it available to other authorities in the area to use. Any contract will be on a design & build basis, which must be compliant with PAS 2030 & PAS 2038. PAS 2038 compliant surveys have been undertaken providing RIBA stage 1 detail of recommendations and selected measures. Any work will differ site to site. Key works that are present at most sites are listed below:

1. Removal of fossil fuel heating and hot water systems
2. Replacing heating and hot water systems electric powered, electric predominantly to Air Source Heat Pumps (ASHPs)
3. Fabric repairs and improvements to ensure the ASHPs work efficiently including:
 - Draft Proofing
 - Insulation upgrade – walls
 - Insulation upgrade – roofs
 - Replacement windows and doors including secondary glazing
7. BMS System
8. Low Energy Lighting
9. Lighting controls
10. PV arrays
11. Removal of Gas meters

In addition, to these decarbonisation works, there will also be additional repairs and small construction related projects at some sites to be included in the programme.

II.3) Estimated date of publication of contract notice

21 July 2023

Section IV. Procedure

IV.1) Description

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

The procurement is covered by the Government Procurement Agreement: Yes

Section VI. Complementary information

VI.3) Additional information

The potential value of works under the proposed contract ranges between £40m-£90m including a small allowance for others who may use the contract. An initial £22.5m tranche of funding has been approved by the authority's cabinet. We wish to engage with potential bidders, particularly about proposed terms and about leaving a legacy of a skilled work force in the local area. The Council is offering individual meetings with potential contractors. Meeting slots over Teams will be made available on 21 June 2023. Meetings will be limited, therefore if you are interested in this opportunity you are advised to promptly arrange to meet. To express an interest and request a meeting, you must first be registered on the procurement system at <https://in-tendhost.co.uk/norfolkcc>. Full instructions for registration and use of the system can be found at <https://in-tendhost.co.uk/norfolkcc/asp/BUYERPROFILES>. Once registered you will be able to view the project under the tenders section and express an interest. To book a meeting please use the correspondence facility on In-tend and provide 1) your organisation's name 2) the names and e-mail addresses of those wishing to attend. Please note we are only seeking expressions of interest at this stage. As such no tender documentation is currently available. We will aim to share further written information with potential bidders who request a meeting on the 21st June.