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Tender

SCC IC Extra Care Housing Development

Surrey County Council

F02: Contract notice

Notice identifier: 2022/S 000-021378

Procurement identifier (OCID): ocds-h6vhtk-0304c2

Published 4 August 2022, 10:45am

Section I: Contracting authority

I.1) Name and addresses

Surrey County Council

Woodhatch Place, 11 Cockshot Hill

Reigate

RH2 8EF

Contact

Ian Clark

Email

ian.clark@surreycc.gov.uk

Country

United Kingdom

Region code

UKJ2 - Surrey, East and West Sussex

Internet address(es)

Main address

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

Buyer's address

<https://supplierlive.proactisp2p.com>

I.3) Communication

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

<https://supplierlive.proactisp2p.com>

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

<https://supplierlive.proactisp2p.com>

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

SCC IC Extra Care Housing Development

Reference number

DN1388

II.1.2) Main CPV code

- 45000000 - Construction work

II.1.3) Type of contract

Works

II.1.4) Short description

Surrey County Council is seeking to procure a supplier to undertake the design, build, finance and operate (DBFO) of an extra care housing provision at 5 sites: Pinehurst, Brockhurst, Lakeside, Salisbury Road and Bentley. The 5 sites are anticipated to deliver in the region of 309 affordable housing units.

The Procurement is being undertaken in accordance with the Competitive Procedure with Negotiation pursuant to regulation 29 of the Regulations. Although the Council is utilising the Competitive Procedure with Negotiation, it intends to undertake a streamlined process, limiting discussions with Bidders to matters that are strictly necessary and which would benefit from discussion between the parties.

The Council intends to invite a maximum of four Candidates from the SQ Stage to submit an Initial Tender and participate in the negotiation phase of the Procurement.

II.1.6) Information about lots

This contract is divided into lots: No

II.2) Description

II.2.2) Additional CPV code(s)

- 70333000 - Housing services

- 85323000 - Community health services
- 45211341 - Flats construction work
- 45215100 - Construction work for buildings relating to health
- 45215212 - Retirement home construction work
- 45215213 - Nursing home construction work
- 45215214 - Residential homes construction work
- 45211340 - Multi-dwelling buildings construction work
- 45211200 - Sheltered housing construction work

II.2.3) Place of performance

NUTS codes

- UKJ - South East (England)

Main site or place of performance

Surrey

II.2.4) Description of the procurement

Surrey County Council is seeking to procure a supplier to undertake the design, build, finance and operate (DBFO) of an extra care housing provision at 5 sites: Pinehurst, Brockhurst, Lakeside, Salisbury Road and Bentley. The 5 sites are anticipated to deliver in the region of 309 affordable housing units.

The object of this tender opportunity is the design, build, finance and operation of extra care housing schemes. Upon the completion of the construction of the extra care housing, the successful bidder will be required to provide the landlord and housing management element of the service.

The Council is proposing to offer an agreement for lease and subsequently a 125-year ground lease to the supplier in respect of each site, which are all currently vacant.

For the purposes of enabling the Council to make efficient use of existing commissioning models in respect of the provision of care services to vulnerable older persons and to align the care provided to the occupants of the extra care housing with that provided more widely, the Council shall be procuring the care service separately to this tender

In accordance with the Council's strategic requirements pertaining to the extra care

housing provision, the Council requires that the tenure at the schemes shall be a 100% affordable model. To meet the Council's definition of affordability, rents and service charges must be set at levels agreed with the strategic housing authority.

To meet the Council's strategic priorities, the Council shall require 100% nomination rights to the extra care housing provision, with tenancies being offered only to those persons that shall meet the Council's eligibility criteria.

The Procurement is being undertaken in accordance with the Competitive Procedure with Negotiation pursuant to regulation 29 of the Regulations. Although the Council is utilising the Competitive Procedure with Negotiation our ambition is to undertake a procurement which is not overly burdensome and facilitates enough interaction with bidders to arrive at the right decision. This is why we have opted to utilise the competitive procedure with negotiation — a process which enables us to interact with shortlisted bidders and provides bidders with a reciprocal opportunity to explore potential solutions with us and obtain detailed feedback on their proposals.

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

1500

This contract is subject to renewal

No

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

Maximum number: 4

Objective criteria for choosing the limited number of candidates:

Please refer to the Selection Questionnaire.

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

II.2.14) Additional information

Please note that the contract term of 1500 months corresponds to the lease period of 125 years that the sites are being offered on.

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

Competitive procedure with negotiation

IV.1.4) Information about reduction of the number of solutions or tenders during negotiation or dialogue

Recourse to staged procedure to gradually reduce the number of solutions to be discussed or tenders to be negotiated

IV.1.5) Information about negotiation

The contracting authority reserves the right to award the contract on the basis of the initial tenders without conducting negotiations

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.2.1) Previous publication concerning this procedure

Notice number: [2021/S 000-032075](#)

IV.2.2) Time limit for receipt of tenders or requests to participate

Date

26 September 2022

Local time

12:00pm

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

4 August 2022

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

English

IV.2.6) Minimum time frame during which the tenderer must maintain the tender

Duration in months: 6 (from the date stated for receipt of tender)

Section VI. Complementary information

VI.1) Information about recurrence

This is a recurrent procurement: No

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

Bidders will remain responsible for all costs and expenses incurred by them or by any third party acting under instructions from Bidders in connection with taking part in this procurement, regardless of whether such costs arise as a consequence direct or indirect of any amendments made to the procurement documents by the Council at any time. The Council reserves the right at any time to:

- (i) reject any or all responses and to cancel or withdraw this procurement at any stage;
- (ii) award a contract without prior notice;
- (iii) change the basis, the procedures and the time-scales set out or referred to within the procurement documents;
- (iv) require a bidder to clarify any submissions in writing and/or provide additional information (failure to respond adequately may result in disqualification);
- (v) terminate the procurement process; and
- (vi) amend the terms and conditions of the selection and evaluation process.

All discussions and correspondence will be deemed strictly subject to contract until a formal contract is entered into. The formal contract shall not be binding until it has been signed and dated by the duly authorised representatives of both parties subject to a sufficient number of satisfactory responses being received.

VI.4) Procedures for review

VI.4.1) Review body

Royal Courts of Justice

The Strand

London

Country

United Kingdom

VI.4.3) Review procedure

Precise information on deadline(s) for review procedures

Any appeals should be promptly brought to the attention of the Executive Director of Adult Social Care of the Council at the address specified in Section I) above, and will be dealt with in accordance with the requirements of the Public Contracts Regulations 2015. Any appeals must be brought within the time-scales specified by the applicable law, including, without limitation, the Public Contracts Regulations 2015. In accordance with such Regulations, the Council will also incorporate a minimum 10 calendar day standstill period from the date information on award of contract is communicated to tenderers.