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Tender

Ordsall Master Plan - Housing Development

Salford City Council

F02: Contract notice

Notice identifier: 2023/S 000-021971

Procurement identifier (OCID): ocds-h6vhtk-03eb36

Published 28 July 2023, 12:00pm

Section I: Contracting authority

I.1) Name and addresses

Salford City Council

Salford Civic Centre, Chorley Road

Swinton

M27 5AW

Contact

Mrs Deborah Derbyshire

Email

deborah.derbyshire@salford.gov.uk

Telephone

+44 1616866244

Country

United Kingdom

Region code

UKD3 - Greater Manchester

Internet address(es)

Main address

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

Buyer's address

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

I.3) Communication

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

<https://procontract.due-north.com/Advert/Index?advertId=174b1309-ed26-ee11-8123-005056b64545>

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

<https://procontract.due-north.com/Advert/Index?advertId=174b1309-ed26-ee11-8123-005056b64545>

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

Ordsall Master Plan - Housing Development

Reference number

DN680394

II.1.2) Main CPV code

- 45000000 - Construction work

II.1.3) Type of contract

Works

II.1.4) Short description

Salford City Council is seeking to procure a contractor to deliver circa 320 units at Robert Hall Street and West Park Street in Ordsall. The site will be developed for a mix of affordable, private rented and open market sale properties and the exact mix is currently being agreed.

II.1.5) Estimated total value

Value excluding VAT: £60,000,000

II.1.6) Information about lots

This contract is divided into lots: No

II.2) Description

II.2.3) Place of performance

NUTS codes

- UKD3 - Greater Manchester

II.2.4) Description of the procurement

Both of the sites have been previously developed and have a number of constraints as follows:

Robert Hall Street

- o Location of the adjacent allotments
- o Retention of the landscaped areas for biodiversity
- o Level change on the green to the north of the site
- o Existing services and easements running through the site

West Park Street

- o Former caretaker detached property to the south-east of the site
- o Existing services and easements running through the site
- o Sport England Obligations (being dealt with by SCC)

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

48

This contract is subject to renewal

No

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

The proposed scheme is for a mixture of family housing and apartment blocks of one- and two-bedroom units. All houses are two and three storeys, with the apartment blocks being up to six storeys. Mix currently assumed as 126 houses and 178 apartments.

The two sites are separated by Robert Hall Street. One of the key design decisions was to provide an active frontage along this access road. Houses and apartments front onto the main street to promote activity and surveillance. Consideration has also been given to the wider community areas with the sites designed to mirror this.

The proposed material for the scheme is brick, which reflects the local vernacular. The design adds another dimension to the scheme providing focal points (feature plots) as you move through the site. It is important given the number of dwellings on the site that variety is provided to enhance the character and architecture interest to the development, through using an alternative brick. The detailing of the apartment blocks will feature a combination of both brick types.

This will be a two stage process and the invitations to the successful companies will be issued in October 2023. More details within the tender documents

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: No

IV.2) Administrative information

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

Date

11 September 2023

Local time

2:00pm

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

Salford City Council

Swinton

M27 5DA

Email

procurement@salford.gov.uk

Country

United Kingdom