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Tender

Housing and Residential Developments Schemes - Pipeline 2

Milton Keynes Council

F02: Contract notice

Notice identifier: 2022/S 000-023174

Procurement identifier (OCID): ocds-h6vhtk-036131

Published 19 August 2022, 4:24pm

Section I: Contracting authority

I.1) Name and addresses

Milton Keynes Council

Civic Office, 1 Saxon Gate East

Milton Keynes

MK9 3EJ

Email

contracts@milton-keynes.gov.uk

Telephone

+44 1908691691

Country

United Kingdom

NUTS code

UKJ12 - Milton Keynes

Internet address(es)

Main address

<https://in-tendhost.co.uk/milton-keynes.aspx/Home>

Buyer's address

<https://www.milton-keynes.gov.uk>

I.3) Communication

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

<https://in-tendhost.co.uk/milton-keynes.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/milton-keynes.aspx/Home>

Tenders or requests to participate must be submitted to 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

Housing and Residential Developments Schemes - Pipeline 2

Reference number

2022-100

II.1.2) Main CPV code

- 45000000 - Construction work

II.1.3) Type of contract

Works

II.1.4) Short description

Milton Keynes Council are currently out to tender for the provision of Housing and Residential Developments Schemes Pipeline 2. The project is divided in 3 lots. 1. Fern Grove (Lot 1); 2. Surrey Road (Lot 2); 3. Berwick Drive (Lot 3) Lots 1-3s (generic): the design, demolition (where relevant) and construction of all the residential properties (specific to Lot), including all associated landscaping, car parking and all associated building engineering services to fully comply with the Employer's Requirements, Planning and the approved set of Building Regulations for England and Wales. The design solution must be legislatively compliant with all relevant statute and be cognisant of any forthcoming changes to the Building Regulations. The tender gives the bidder the opportunity to bid for any number of the Lots individually (unique information must be provided for each Lot that is bid for by the tenderer).

II.1.5) Estimated total value

Value excluding VAT: £5,500,000

II.1.6) Information about lots

This contract is divided into lots: Yes

Tenders may be submitted for all lots

II.2) Description

II.2.1) Title

Fern Grove

Lot No

1

II.2.2) Additional CPV code(s)

- 45000000 - Construction work

II.2.3) Place of performance

NUTS codes

- UKJ12 - Milton Keynes

II.2.4) Description of the procurement

1 Fern Grove, Bletchley, Milton Keynes, MK2 3QF the design, demolition (where relevant) and construction of all the residential properties (specific to Lot), including all associated landscaping, car parking and all associated building engineering services to fully comply with the Employer's Requirements, Planning and the approved set of Building Regulations for England and Wales. The design solution must be legislatively compliant with all relevant statute and be cognisant of any forthcoming changes to the Building Regulations. The bidder shall be responsible for preparing and developing a design solution for one or more of the Lots, be responsible for securing Building Control approval and preparing all necessary information to satisfy all the Planning Conditions (where known) as attached to the Local Planning Authority (LPA) Final Decision Notice. The site lies south of Water Eaton, an ancient village of the town of Bletchley, and it is located on a land adjacent to Sir Herbert Leon Academy which is primarily designated for the community facilities within the MK Council Adopted Local Plan 2001-2011. The site is currently occupied by a vacant one storey building which was used as Caretakers house and storage for the Sir Herbert Leon Academy with associated garden and concrete area used for vehicle parking. The land formed part of a larger field until 1970 when the existing structure was built and allocated to the community. The site has been considered suitable for residential development and it will help to enhance the current architectural and environmental status of the area. As it is surplus to requirements for the school. A planning application (Ref 19/01139/FUL) was submitted and approved on 18th October 2021 (subject to conditions) for the demolition of the existing building and erection of three new dwellings with associated parking and landscaping.

II.2.5) Award criteria

Quality criterion - Name: Quality Criteria / Weighting: 60

Price - Weighting: 40

II.2.6) Estimated value

Value excluding VAT: £800,000

II.2.7) Duration of the contract, framework agreement or dynamic purchasing system

Duration in months

12

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) Description

II.2.1) Title

Surry Road

Lot No

2

II.2.2) Additional CPV code(s)

- 45000000 - Construction work

II.2.3) Place of performance

NUTS codes

- UKJ12 - Milton Keynes

II.2.4) Description of the procurement

5 Surrey Road, Bletchley, Milton Keynes, MK3 7HD the design, demolition (where relevant) and construction of all the residential properties (specific to Lot), including all associated landscaping, car parking and all associated building engineering services to fully comply with the Employer's Requirements, Planning and the approved set of Building Regulations for England and Wales. The design solution must be legislatively compliant with all relevant statute and be cognisant of any forthcoming changes to the Building Regulations. The bidder shall be responsible for preparing and developing a design solution for one or more of the Lots, be responsible for securing Building Control approval and preparing all necessary information to satisfy all the Planning Conditions (where known) as attached to the Local Planning Authority (LPA) Final Decision Notice. The site is located in Bletchley, a constituent town of Milton Keynes, in the county of Buckinghamshire, England. It is situated 3.5 miles south-east of Central Milton Keynes, 20 miles south-west from Bedford and 22 miles to the north-west of Luton. The site comprises a linear strip of land nestled between houses to the north-west, houses to the south-east and the grounds of Bridge Academy West School to the north-west and south-west. The site is currently vacant but was once occupied by a Day Centre and offices for people with learning disabilities (planning applications - MK/667/94 - Change of use from Children's Home) with existing access off Surrey Road. To the rear of the site are located garages and parking spaces which are also currently unoccupied. The existing building is two storeys high and follows the building line set out from the neighbouring developments along Surrey Road. To the south, the site borders the rear gardens of terraced houses facing Somerset Close. A footpath running along the southern boundary and a footpath connecting Somerset Close and the site exist as a way, for the residents to the south, to access their rear gardens. The existing vegetation on the site is limited. There are three trees to the front of the site and a small one to the rear northern boundary. A planning application (Ref 21/01185/FUL) was submitted and approved on 2nd December 2021 (subject to conditions), Regulation 3 application for demolition of the Children's Day Centre and offices and garages on site (use class E(f)) and construction of 4 no. 4 bedroom houses and associated works and access at 5 Surrey Road, Bletchley Milton Keynes, MK3 7HD.

II.2.5) Award criteria

Quality criterion - Name: Quality Criteria / Weighting: 60

Price - Weighting: 40

II.2.6) Estimated value

Value excluding VAT: £1,300,000

II.2.7) Duration of the contract, framework agreement or dynamic purchasing system

Duration in months

12

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) Description

II.2.1) Title

Berwick Drive

Lot No

3

II.2.2) Additional CPV code(s)

- 45000000 - Construction work

II.2.3) Place of performance

NUTS codes

- UKJ12 - Milton Keynes

II.2.4) Description of the procurement

Land off Berwick Drive, Bletchley, Milton Keynes, MK3 7NB the design, demolition (where relevant) and construction of all the residential properties (specific to Lot), including all associated landscaping, car parking and all associated building engineering services to fully comply with the Employer's Requirements, Planning and the approved set of Building Regulations for England and Wales. The design solution must be legislatively compliant with all relevant statute and be cognisant of any forthcoming changes to the Building Regulations. The bidder shall be responsible for preparing and developing a design solution for one or more of the Lots, be responsible for securing Building Control approval and preparing all necessary information to satisfy all the Planning Conditions (where known) as attached to the Local Planning Authority (LPA) Final Decision Notice. The site lies at the rear of properties that front Berwick Drive and Forfar drive within the West Bletchley area of West Bletchley Parish, a residential 'district' bounded in the south by Whaddon Way and in the north by the A421 standing way. Bletchley is an older more established area of Milton Keynes. The site is currently occupied by 85 garages which dates back to 1950 and is currently in the freehold ownership of Milton Keynes Council. The existing dwellings along Berwick Drive and Forfar Drive were originally council-owned, with a large number purchased under the Right to Buy scheme. The site has been considered suitable for residential development and will help to enhance the current architectural and environmental status of the area. The site area is approximately 3504m² (0.35ha) and is located within the West Bletchley area of West Bletchley Parish. An existing Vehicular access is available off Berwick Drive. A planning application (Ref 21/00653/FUL) has been submitted on 3rd March 2021 for the redevelopment of garage site to provide 12 residential dwellings with parking, landscaping and associated works. Planning approval is expected July 2022.

II.2.5) Award criteria

Quality criterion - Name: Quality criteria / Weighting: 60

Price - Weighting: 40

II.2.6) Estimated value

Value excluding VAT: £3,400,000

II.2.7) Duration of the contract, framework agreement or dynamic purchasing system

Duration in months

12

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

Section III. Legal, economic, financial and technical information

III.1) Conditions for participation

III.1.1) Suitability to pursue the professional activity, including requirements relating to enrolment on professional or trade registers

List and brief description of conditions

As stated in tender documents

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 stated in tender documents

Section IV. Procedure

IV.1) Description

IV.1.1) Type of procedure

Open 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

19 October 2022

Local time

12:00pm

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: 3 (from the date stated for receipt of tender)

IV.2.7) Conditions for opening of tenders

Date

19 October 2022

Local time

12:00pm

Place

Milton Keynes Council

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

High Court Royal Court of Justice

London

WC24 2LL

Country

United Kingdom

VI.4.3) Review procedure

Precise information on deadline(s) for review procedures

The Council will incorporate a minimum 10 calendar day standstill period at the point information on the award of the Contract is communicated to tenderers. Applicants who are unsuccessful shall be informed by the Contracting Authority as soon as possible after the decision has been made as to the reasons why the Applicant was unsuccessful. Applicants may seek further clarification from the Contracting Authority following receipt of this information and the Contracting Authority will provide further clarification as appropriate. If any clarification regarding the award of the Contract has not been successfully resolved, an Applicant can consider its option under the Public Contracts Regulations 2015. Applicants would need to obtain their own legal advice.