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Tender

Bridgewell Supported Living Residential Accommodation Project

Bracknell Forest Borough Council

F02: Contract notice

Notice identifier: 2022/S 000-023361

Procurement identifier (OCID): ocids-h6vhtk-0361bd

Published 22 August 2022, 5:06pm

The closing date and time has been changed to:

3 October 2022, 2:00pm

See the [change notice](#).

Section I: Contracting authority

I.1) Name and addresses

Bracknell Forest Borough Council

Time Square, Market Street

Bracknell

RG12 1JD

Contact

Mr Kevin Ayers

Email

Procurement.Team@Bracknell-Forest.gov.uk

Telephone

+44 1344351471

Country

United Kingdom

Region code

UKJ11 - Berkshire

Internet address(es)

Main address

<http://www.bracknell-forest.gov.uk>

Buyer's address

<http://www.bracknell-forest.gov.uk>

I.3) Communication

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

<https://sebp.due-north.com/>

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

<https://sebp.due-north.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

Bridgewell Supported Living Residential Accommodation Project

Reference number

DN628772

II.1.2) Main CPV code

- 45210000 - Building construction work

II.1.3) Type of contract

Works

II.1.4) Short description

Bracknell Forest Council (“the Council”) are seeking to develop accommodation and support for an ageing population of people with learning disabilities, built around demand, need and best practice and informed by the market and community. The site is located at 10 Ladybank, Bracknell RG12 7HA off Birch Hill Road and is situated close to a medical practice, shops, community centre and a primary school.

The site is accessed via Ladybank Road, a no-through road. The surrounding area is predominantly residential. Temporary access for construction may also be possible from Leppington Road (north of the site), subject to seeking Highways consent.

Part of the site slopes from west to east, with the existing building situated on a levelled surface. The proposed new building is planned to remain around the same level of the existing building. For further details, please refer to the IBI architect’s RIBA Stage 2 report.

The Bridgewell Supported Living project will provide four 5-bedroom units and is based on a two-storey new build accommodation, i.e. the existing building will be demolished. The scheme will achieve BREEAM Excellent sustainability and secure by design rating. The design is based on Housing our Ageing Population Panel for Innovation (HAPPI).

In summary, the works involve the following: -

- 1) Complete RIBA Stages 3 and 4 design under a PCSA.

- 2) Site perimeter hoarding.
- 3) Isolation and capping of existing services.
- 4) Asbestos removal.
- 5) Soft strip.
- 6) Full demolition of the existing buildings on site and adjust levels to the site.
- 7) Construction of a new two storey supported living residential accommodation with a roof garden. BREEAM Excellent target.
- 8) Landscaping works including access, car parking, pedestrian routes, garden & planting works and making good.
- 9) Adjustment of hoardings and boundary.

This project will be developed under a Design and Build (D&B) process i.e. the contract sum for the Main Works Contract (the “Contract Sum”) will be arrived at in two stages. The intention is that the selected Contractor will initially fulfil the design for RIBA stages 3 and 4 under a Pre-Construction Services Agreement and ultimately be appointed under a lump sum form of contract (JCT Design and Build 2016 as amended by The Schedule of Amendments) (the “Main Works Contract”). A summary of this process is set out in the Combined Invitation to Tender.

II.1.6) Information about lots

This contract is divided into lots: No

II.2) Description

II.2.3) Place of performance

NUTS codes

- UKJ11 - Berkshire

II.2.4) Description of the procurement

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II.2.5) Award criteria

Quality criterion - Name: Quality / Weighting: 40%

Price - Weighting: 60%

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

Start date

1 June 2023

End date

31 July 2024

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

This will be a restricted two-stage process. Stage 1 is the Selection Questionnaire for tenderer selection and, if successful, at stage 1, organisations will be invited to tender at stage 2.

. Organisations must register their interest on the South East Business Portal site in order to receive any changes or notifications issued by the Council during this tender process. The Council will not be held responsible for lack of communication to any organisation who does not register their interest. Clarification questions can also be submitted through the messaging facility on this site..

Economic and Financial Standing. The authority will seek more information from independent credit agencies as part of the evaluation and reserves the right to undertake credit checks at each stage of the procurement process and after contract award.

The council reserves the right not to award the contract in whole or in part, to cancel or amend the tender process and does not bind itself to accept any tender. The Council shall not be liable under any circumstances for any costs or expenses incurred by any bidder or prospective bidder in responding to this notice or in taking part in this procurement process.

Bidders are advised to allow adequate time for uploading documents and to dispatch the electronic response well in advance of the closing time to avoid any last minute problems.

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: Yes

IV.2) Administrative information

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

Originally published as:

Date

26 September 2022

Local time

2:00pm

Changed to:

Date

3 October 2022

Local time

2:00pm

See the [change notice](#).

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.4) Procedures for review

VI.4.1) Review body

Bracknell Forest Borough Council

Bracknell

Email

Procurement.team@Bracknell-Forest.Gov.UK

Country

United Kingdom