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Contract

Provision for a design and build contract for a development at Strathmore Centre, Strathmore Road, Teddington, TW11 8UH

ASRA Construction Services Limited

F03: Contract award notice

Notice identifier: 2022/S 000-024825

Procurement identifier (OCID): ocds-h6vhtk-02d0db

Published 5 September 2022, 2:29pm

Section I: Contracting authority

I.1) Name and addresses

ASRA Construction Services Limited

3 Bede Island Road

Leicester

LE2 7EA

Contact

James Lambert

Email

james.lambert@pahousing.co.uk

Country

United Kingdom

NUTS code

UKF21 - Leicester

Internet address(es)

Main address

<https://www.pahousing.co.uk>

I.4) Type of the contracting authority

Body governed by public law

I.5) Main activity

Housing and community amenities

Section II: Object

II.1) Scope of the procurement

II.1.1) Title

Provision for a design and build contract for a development at Strathmore Centre, Strathmore Road, Teddington, TW11 8UH

Reference number

PAPP-0366

II.1.2) Main CPV code

- 45211340 - Multi-dwelling buildings construction work

II.1.3) Type of contract

Works

II.1.4) Short description

The Project aims to deliver a three-storey development consisting of 30 residential units (of which 6 are one-bedroom, 17 are two-bedroom units and 7 are three bedroom units) at a site located on Strathmore Road, Teddington (the Site). Paragon ASRA aims to regenerate the site to provide a pleasant living environment for residents. The scheme consists of 1 block with associated services, landscaping, cycle storage and car parking areas. The Project will also include the construction of a new build nursery on the grounds adjacent to the main residential block as well as planting and hard landscaping.

II.1.6) Information about lots

This contract is divided into lots: No

II.1.7) Total value of the procurement (excluding VAT)

Value excluding VAT: £8,200,000

II.2) Description

II.2.2) Additional CPV code(s)

- 45000000 - Construction work
- 45400000 - Building completion work
- 71245000 - Approval plans, working drawings and specifications
- 45100000 - Site preparation work
- 45112700 - Landscaping work
- 45233100 - Construction work for highways, roads
- 45233161 - Footpath construction work
- 45113000 - Siteworks
- 45112712 - Landscaping work for gardens
- 45211341 - Flats construction work
- 45112723 - Landscaping work for playgrounds
- 45111200 - Site preparation and clearance work
- 71248000 - Supervision of project and documentation
- 45111213 - Site-clearance work
- 71247000 - Supervision of building work
- 45111100 - Demolition work
- 45343230 - Sprinkler systems installation work
- 45213312 - Car park building construction work
- 45300000 - Building installation work

II.2.3) Place of performance

NUTS codes

- UKJ2 - Surrey, East and West Sussex

II.2.4) Description of the procurement

ASRA is seeking to appoint a suitably qualified and experienced contractor to enter into a JCT 2016 Design and Build Contract with Quantities with bespoke amendments to undertake the redevelopment of a residential housing project for the redevelopment of Strathmore Centre, Strathmore Road, Teddington. The Project aims to deliver a three-storey development consisting of 30 residential units at a site located on Strathmore Road, Teddington. Paragon ASRA aims to regenerate the site to provide a pleasant living environment for residents. The Project has achieved planning permission and aims to deliver 30 units of which 6 are one bedroom, 17 are two-bedroom units and 7 are three bedroom units. The scheme consists of 1 block with associated services, landscaping, cycle storage and car parking areas. The Project will also include the construction of a new build nursery on the grounds adjacent to the main residential block as well as planting and hard landscaping. The anticipated value of the Project is approximately £8,200,000 ex VAT. Tenderers should note that this sum is indicative only and is not to be read as a fixed or final cost. The form of contract for the Project will be the JCT 2016 Design and Build Contract with bespoke amendments. The anticipated build period for the Contract will be approximately 18 months

II.2.5) Award criteria

Quality criterion - Name: Quality / Weighting: 60

Cost criterion - Name: Cost / Weighting: 40

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 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.2.1) Previous publication concerning this procedure

Notice number: [2021/S 000-018797](#)

Section V. Award of contract

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

22 August 2022

V.2.2) Information about tenders

Number of tenders received: 4

Number of tenders received from SMEs: 0

Number of tenders received from tenderers from other EU Member States: 0

Number of tenders received from tenderers from non-EU Member States: 0

Number of tenders received by electronic means: 4

The contract has been awarded to a group of economic operators: No

V.2.3) Name and address of the contractor

Life Build Solutions Limited

2 Buckingham Place, Bellfield Road West

High Wycombe

HP13 5HW

Country

United Kingdom

NUTS code

- UKJ13 - Buckinghamshire CC

The contractor is an SME

No

V.2.4) Information on value of contract/lot (excluding VAT)

Initial estimated total value of the contract/lot: £8,200,000

Total value of the contract/lot: £9,312,987

V.2.5) Information about subcontracting

The contract is likely to be subcontracted

Value or proportion likely to be subcontracted to third parties

Value excluding VAT: £5,920,000

Section VI. Complementary information

VI.4) Procedures for review

VI.4.1) Review body

High Court of England and Wales

The Royal Courts of justice, The Strand

London

W2 2LL

Country

United Kingdom

VI.4.2) Body responsible for mediation procedures

High Court of England and Wales

The Royal Courts of Justice, The Strand

London

W2 2LL

Country

United Kingdom