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Tender

Decarbonisation of NCC Estate - Building Contractor

Norfolk County Council

F02: Contract notice

Notice identifier: 2023/S 000-025353

Procurement identifier (OCID): ocds-h6vhtk-03d521

Published 29 August 2023, 3:53pm

Section I: Contracting authority

I.1) Name and addresses

Norfolk County Council

County Hall, Martineau Lane

Norwich

NR1 2DH

Contact

Che Metcalf

Email

sourcingteam@norfolk.gov.uk

Country

United Kingdom

NUTS code

UKH15 - Norwich and East Norfolk

Internet address(es)

Main address

www.norfolk.gov.uk

Buyer's address

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

I.3) Communication

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

<https://in-tendhost.co.uk/norfolkcc.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/norfolkcc.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

Decarbonisation of NCC Estate - Building Contractor

Reference number

NCCT42484

II.1.2) Main CPV code

- 45000000 - Construction work

II.1.3) Type of contract

Works

II.1.4) Short description

Norfolk County Council wishes to appoint a Contractor to undertake a programme of decarbonisation and ancillary works on a design and build basis, encompassing 94 sites owned by the Council throughout the county. The sites are split into four categories by occupancy type as follows: Category 1 - Community Hubs and offices Category 2 - Domestic (children's homes and 16+ accommodation) Category 3 - Fire and Rescue Services Category 4 - Libraries and Museums.

II.1.6) Information about lots

This contract is divided into lots: No

II.2) Description

II.2.2) Additional CPV code(s)

- 45000000 - Construction work
- 45300000 - Building installation work
- 45210000 - Building construction work

II.2.3) Place of performance

NUTS codes

- UKH17 - Breckland and South Norfolk
- UKH16 - North and West Norfolk
- UKH15 - Norwich and East Norfolk

Main site or place of performance

Norfolk

II.2.4) Description of the procurement

The appointed contractor will manage the programme across all categories with the goal being to eliminate the use of scope 1 fossil fuel across the estate, apart from a possible small number of exceptions where retrofit is not technically feasible. Any contract awarded under the framework will be on a design & build basis, which must be compliant with PAS 2030 & PAS 2038. PAS 2038 compliant surveys have been undertaken providing RIBA stage 1 detail of recommendations and selected measures. Any work will differ site to site. Key works that are present at most sites are listed below:

1. Removal of fossil fuel heating and hot water systems
2. Replacing heating and hot water systems electric powered, electric predominantly to Air Source Heat Pumps (ASHPs)
3. Fabric repairs and improvements to ensure the ASHPs work efficiently including draft proofing, insulation upgrade of walls and roofs, replacement windows and doors including secondary glazing, BMS system, low energy lighting, lighting controls, PV arrays and removal of gas meters.

In addition, to these decarbonisation works, there will also be additional repairs and small construction related projects at some sites to be included in the programme.

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

72

This contract is subject to renewal

No

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

Envisaged number of candidates: 4

Objective criteria for choosing the limited number of candidates:

Due to the cost of preparing the tender, bidders need to have a reasonable chance of being successful.

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 duration given in Section II.2.7 is the potential full duration of the framework. The initial duration will be 48 months. The framework may be extended by a period of up to 24 months. Any extension granted will be exercisable only in respect of any client already using the framework at the point of extension.

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 dialogue

IV.1.3) Information about a framework agreement or a dynamic purchasing system

The procurement involves the establishment of a framework agreement

Framework agreement with a single operator

In the case of framework agreements, provide justification for any duration exceeding 4 years:

Exceeding the normal four-year maximum for a framework is justified by the need to complete the programme of works.

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.1.8) 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: [2023/S 000-016446](#)

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

Date

3 October 2023

Local time

10:00am

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

16 October 2023

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)

Section VI. Complementary information

VI.1) Information about recurrence

This is a recurrent procurement: No

VI.3) Additional information

The potential value of works under the proposed contract ranges between £22.5m-£90m including a small allowance for others who may use the contract. The Council intends to use this framework to deliver the programme of works necessary to decarbonise its estate and achieve its overriding 2030 Net Zero Carbon target. Initial Capital funding of £22.5M has been approved for the first 2 years of the programme. As the programme progresses, subsequent capital funding requests will be submitted to request the further spend required to complete the remainder of the programme. Although the aim is to complete the full programme, there is no guaranteed spend under this framework. The Broads Authority, any Norfolk district council and any NHS body in respect of buildings in Norfolk may also use the framework on a no-obligation basis. This procurement will be managed electronically via the Council's e-procurement system. To participate in this procurement, applicants must first be registered on the system at <https://in-tendhost.co.uk/norfolkcc>. Full instructions for registration and use of the system can be found at <https://in-tendhost.co.uk/norfolkcc.aspx/BuyerProfiles>. Once registered you will be able to see the procurement project under the `tenders` section and `express an interest` to view the documentation. If you encounter any difficulties whilst using the system you can contact the In-tend support team by phoning +44 8442728810 or e-mailing support@in-tend.co.uk.

VI.4) Procedures for review

VI.4.1) Review body

NpLaw

Norwich

Country

United Kingdom