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Tender

## **WO1998 - 60+ Extra Care Residential Redevelopment, Melksham**

Wiltshire Council

F02: Contract notice

Notice identifier: 2024/S 000-027834

Procurement identifier (OCID): ocds-h6vhtk-049700

Published 30 August 2024, 5:57pm

### **Section I: Contracting authority**

#### **I.1) Name and addresses**

Wiltshire Council

County Hall, Bythesea Road

Trowbridge

BA14 8JN

#### **Contact**

Mrs Amy Colderick

#### **Email**

[Amy.Colderick@wiltshire.gov.uk](mailto:Amy.Colderick@wiltshire.gov.uk)

#### **Country**

United Kingdom

#### **Region code**

UKK15 - Wiltshire CC

**Internet address(es)**

Main address

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

Buyer's address

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

**I.3) Communication**

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

<https://www.supplyingthesouthwest.org.uk/>

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

<https://www.supplyingthesouthwest.org.uk/>

**I.4) Type of the contracting authority**

Regional or local authority

**I.5) Main activity**

General public services

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## **Section II: Object**

### **II.1) Scope of the procurement**

#### **II.1.1) Title**

WO1998 - 60+ Extra Care Residential Redevelopment, Melksham

Reference number

DN738812

#### **II.1.2) Main CPV code**

- 71000000 - Architectural, construction, engineering and inspection services

#### **II.1.3) Type of contract**

Services

#### **II.1.4) Short description**

The Authority is seeking expression of interest to appoint a suitably qualified and experienced Main Contractor with proven capability for the purpose of the redevelopment of the Former Library Site at Lowbourne, Melksham, SN12 7DZ

The redevelopment will provide extra care housing with associated communal facilities and have developed a business case on redevelopment with a scheme of 60+ one and two bedroom apartments for affordable rent and shared ownership.

Wiltshire Council's aspiration is that the project delivers a landmark building with quality and accessibility at the forefront of design and with a well-considered integration of private and public spaces.

#### **II.1.6) Information about lots**

This contract is divided into lots: No

### **II.2) Description**

#### **II.2.3) Place of performance**

NUTS codes

- UKK15 - Wiltshire CC

## **II.2.4) Description of the procurement**

### Wiltshire Council's Development Aspirations

Wiltshire Council is seeking to redevelop the site to provide extra care housing with associated communal facilities and have developed a business case on redevelopment with a scheme of 60+ one and two bedroom apartments for affordable rent and shared ownership.

Wiltshire Council's aspiration is that the project delivers a landmark building with quality and accessibility at the forefront of design and with a well-considered integration of private and public spaces.

Wiltshire Council does not require registration with, or assessment under, a prescribed sustainability scheme, such as BREEAM or Passivhaus. However, the scheme should be carbon neutral in operation with a preference for heat pump (possibly ground sourced) approach to space and water heating.

### Budget

The business case for the development has been agreed on the basis of a total construction cost of £23,000,000 (twenty-three million pounds)

### Contract

Initial design works will be procured under the terms of a 2016 JCT Pre-Contract Services Agreement (PCSA) with the subsequent construction completed under the Terms of a 2024 JCT DB Contract.

### Programme

Key programme dates are as follows:

- Execution of PCSA - January 2025

- Commencement on site - June 2026
- Completion of build - December 2027

The Council is seeking to work with a design and construction partner from RIBA Stage 1 to develop proposals for the site, secure planning and ultimately deliver the build.

#### **II.2.5) Award criteria**

Quality criterion - Name: Quality / Weighting: 60

Price - Weighting: 40

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

Duration in months

24

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 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

30 September 2024

Local time

1:00pm

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

30 August 2024

#### **IV.2.4) Languages in which tenders or requests to participate may be submitted**

English

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## **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 of England and Wales

London

Country

United Kingdom

#### **VI.4.2) Body responsible for mediation procedures**

CEDR

London

Country

United Kingdom