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Tender

## **PL0042 Essex County Hospital Construction Contractor**

Essex County Council

F02: Contract notice

Notice identifier: 2022/S 000-029313

Procurement identifier (OCID): ocds-h6vhtk-0376a9

Published 18 October 2022, 2:09pm

The closing date and time has been changed to:

**17 February 2023, 12:00pm**

See the [change notice](#).

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

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

Essex County Council

County Hall, Market Road

Chelmsford

CM1 1QH

#### **Contact**

Ms Vanessa Aldridge

#### **Email**

[vanessa.aldridge@essex.gov.uk](mailto:vanessa.aldridge@essex.gov.uk)

**Telephone**

+44 333

**Country**

United Kingdom

**Region code**

UKH3 - Essex

**Internet address(es)**

Main address

<https://www.essex.gov.uk/>

Buyer's address

<https://www.essex.gov.uk/>

**I.3) Communication**

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

<https://procontract.due-north.com/Login>

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

<https://procontract.due-north.com/Login>

**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**

PL0042 Essex County Hospital Construction Contractor

Reference number

DN629639

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

- 45210000 - Building construction work

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

Works

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

Essex County Council is procurement on behalf of Essex Housing Development LLP

(EHDLLP), with the resulting contract being between EHDLLP and the successful supplier.

Essex County Council is seeking to optimise its functions in order to deliver new housing and

economic growth for the benefit of the area or persons resident or present in its area and has

created a housing company, Essex Housing Development LLP (EHDLLP).

Essex County Council on behalf of EHDLLP is seeking to appoint a suitably qualified and

experienced main contractor for the Design and Build Contract for both the design, construction, conversion, and refurbishment to provide 63 Nr dwellings together with associated drainage, external works, roads, parking, landscaping, external services and any other necessary on or off-site works including associated Section 278 Works for the whole of the site at Phase 1 of the Former Essex County Hospital Site, Lexden Road, Colchester, Essex, CO3 3NB

#### **II.1.5) Estimated total value**

Value excluding VAT: £16,000,000

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

This contract is divided into lots: No

## **II.2) Description**

### **II.2.2) Additional CPV code(s)**

- 45112700 - Landscaping work
- 45211000 - Construction work for multi-dwelling buildings and individual houses
- 45211100 - Construction work for houses
- 45211300 - Houses construction work
- 45211340 - Multi-dwelling buildings construction work
- 45211341 - Flats construction work
- 45211360 - Urban development construction work

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

NUTS codes

- UKH3 - Essex

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

Essex County Council is seeking to optimise its functions in order to deliver new housing and economic growth for the benefit of the area or persons resident or present in its area and has created a housing company, Essex Housing Development LLP (EHDLLP) to carry out these functions on its behalf.

Essex County Council on behalf of EHDLLP is seeking a contractor to deliver the following works:

The Works consist of the design and construction 63 Nr apartments in three separate Blocks as follows:

Block 01

1) 2nr 3 bed 6 person apartments for open market sale.

- 2) 3nr 3 bed 5 person apartments for open market sale.
- 3) 4nr 2 bed 4 person apartments for open market sale.
- 4) 2nr 2 bed 3 person apartments for open market sale.
- 5) 2nr 1 bed 2 person apartments for open market sale.
- 6) Associated communal facilities, foul sewer, footpath/cycleway, surface water attenuation basin, surface water drainage, lighting to footpath/cycleway, drainage, external works, roads, parking, landscaping, external services, any other on or off-site works, and incorporating all fees and charges arising in respect of these works, other than those costs specifically noted as being paid for by the Employer.

#### Block 05

- 7) 10nr 1 bed 2 person apartments for open market sale.
- 8) 11nr 2 bed 4 person apartments for open market sale.
- 9) Associated communal facilities, foul sewer, footpath/cycleway, surface water attenuation basin, surface water drainage, lighting to footpath/cycleway, drainage, external works, roads, parking, landscaping, external services, any other on or off-site works, and incorporating all fees and charges arising in respect of these works, other than those costs specifically noted as being paid for by the Employer

#### Block 06

- 10) 8nr 1 bed 2 person apartments for open market sale.
- 11) 6nr 2 bed 3 person apartments for open market sale.
- 12) 15nr 2 bed 4 person apartments for open market sale.
- 13) Associated communal facilities, foul sewer, footpath/cycleway, surface water attenuation basin, surface water drainage, lighting to footpath/cycleway, drainage, external works, roads, parking, landscaping, external services, any other on or off-site works, and incorporating all fees and charges arising in respect of these works, other than those costs specifically noted as being paid for by the Employer.

#### Section 278 Works

Alteration works to existing and new highways junctions, cross overs and street lighting to meet Essex County Highways requirements in accordance with the Section 278

Agreement at set out in Appendix T of the Employer's Requirement using a contractor approved by Essex County Highways. The Highway Authority have confirmed the Section 278 Works have achieved Technical Approval.

Suppliers are advised that Essex County Council is subject to the Freedom of Information Act 2000 (FOIA) and the Environmental Information Regulations 2004 (EIR). If a supplier considers that any of this information supplied as part of this procurement exercise should not be disclosed because of its commercial sensitivity, confidentiality or otherwise, it must, when providing this information, identify clearly the specific information it does not wish to be disclosed and specify clearly the reasons for its sensitivity. Essex County Council shall take such statements into consideration in the event that it receives a request pursuant to FOIA and EIR which relates to the information provided by a supplier. However, if the information is requested, Essex County Council may be obliged under FOIA and/or EIR to disclose such information, irrespective of the suppliers wishes. Please note that it is not sufficient to include a statement of confidentiality encompassing all the information provided in the response.

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

Quality criterion - Name: Quality including social value / Weighting: 30

Price - Weighting: 70

#### **II.2.6) Estimated value**

Value excluding VAT: £16,000,000

#### **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

### **II.2.14) Additional information**

For this tender Essex County Council on behalf of EHDLLP will be using the ProContract eSourcing portal <https://procontract.due-north.com/Login> throughout the procurement process, and all communications with Essex County Council relating to this procurement exercise must be via the portal message system. To access and respond to this opportunity, please go to <https://procontract.due-north.com/Login>.

Please note that potential bidders will need to register on the ProContract eSourcing system to view the procurement documentation for this tender, registration is free of charge.

The tender documents are available on:

- a) the eSourcing Portal 'ProContract, via the links detailed above,
- b) the Government Contracts Finder website: <https://www.gov.uk/contracts-finder>
- c) ECC's opportunities listing: <http://www.essex.gov.uk/Business-Partners/Supplying-Council/Pages/default.aspx>.

It is recommended that any bidder not already registered on the ProContract eSourcing portal, register at the earliest opportunity. Essex County Council reserves the right to cancel the procurement exercise and/or not to award all or part of a contract. Essex County Council will not be responsible for any costs incurred by bidders in relation to this procurement exercise. The procurement is subject at all times to the terms and conditions set out in the procurement documents.

Essex County Council will use Constructionline and the PAS91 Pre-Qualification Questionnaire to streamline the procurement and assessment of contractors applying for this opportunity: <https://www.constructionline.co.uk>. If you are already a Verified Gold level member of Constructionline you can provide us with your registration number and then skip the core questions C1, C2, C3, C4, O1, O2 and O3 and go straight to the project-specific supplementary questions at the end. If you are a verified Silver Member of Constructionline you can provide us with your registration number and then skip the core questions C1, C2, C3, C4 only and ensure you complete O1, O2, O3 and our technical questions.

Please ensure that you log-in to your Constructionline profile and confirm that the information held on your company is accurate and that you are registered for:

Building (Design & Construct) - 45210000-2 or an equivalent work category

Your organisation must hold a Minimum Notational Value of £5m for the work category above.

Please ensure that your Constructionline registration details are correct before the closing date for the SSQ submission. Applications who are not Constructionline members are encouraged to do so as this will simplify the pre-qualification process. To apply to Constructionline in relation to this contract notice please contact Constructionline's Support Desk by email to [success@constructionline.co.uk](mailto:success@constructionline.co.uk).

Suppliers who are not Constructionline Members will not be precluded from expressing an interest in this contract notice but will need to demonstrate that they meet the prequalification

requirements, through the completion of a full questionnaire.

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## **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

### **III.2) Conditions related to the contract**

#### **III.2.3) Information about staff responsible for the performance of the contract**

Obligation to indicate the names and professional qualifications of the staff assigned to performing the contract

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## **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**

Originally published as:

Date

5 December 2022

Local time

12:00pm

Changed to:

Date

17 February 2023

Local time

12:00pm

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

#### **IV.2.7) Conditions for opening of tenders**

Date

5 December 2022

Local time

12:00pm

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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

Royal Courts of Justice, The Strand

London

WC2A 2LL

Country

United Kingdom