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Tender

## **Major Building Works Contracts**

London Borough of Southwark

F02: Contract notice

Notice identifier: 2021/S 000-029849

Procurement identifier (OCID): ocds-h6vhtk-02fc0f

Published 1 December 2021, 4:40pm

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

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

London Borough of Southwark

Southwark Council, 160 Tooley Street

London

SE1 2QH

#### **Contact**

Reuben Humphries

#### **Email**

[Reuben.Humphries@southwark.gov.uk](mailto:Reuben.Humphries@southwark.gov.uk)

#### **Country**

United Kingdom

#### **NUTS code**

UKI - London

**Internet address(es)**

Main address

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

Buyer's address

<http://www.southwark.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/Procurer/Advert/View?advertId=7567c0d2-cb46-ec11-810e-005056b64545&fromAdvertEvent=True>

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/Procurer/Advert/View?advertId=7567c0d2-cb46-ec11-810e-005056b64545&fromAdvertEvent=True>

**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**

Major Building Works Contracts

Reference number

DN582001

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

- 45000000 - Construction work

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

Works

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

The London Borough of Southwark (the "Council") is procuring four (4) Contractors to deliver capital improvements and compliance works to estate-based properties within the London Borough of Southwark.

The procurement is divided into four contracts based on a geographic basis, and tenderers are only able to be awarded one (1) contract if successful in the procurement. The geographic areas of the four (4) contracts are as follows:

1. Borough and Bankside/Walworth
2. Rotherhithe/Bermondsey
3. Camberwell/Peckham
4. Nunhead and Peckham Rye/Dulwich

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

Value excluding VAT: £835,000,000

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

This contract is divided into lots: No

## **II.2) Description**

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

- 31625100 - Fire-detection systems
- 31625200 - Fire-alarm systems
- 34928200 - Fences
- 35111500 - Fire suppression system
- 44221220 - Fire doors
- 45000000 - Construction work
- 50720000 - Repair and maintenance services of central heating

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

NUTS codes

- UK - United Kingdom

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

The Council intends to enter into four (4) Major Building Works Term Alliance Contracts to meet some of the Council's requirements in delivering housing major works programmes. In particular, the Term Programme is focussed on delivering capital improvements and compliance works to estate-based properties, on an "area-led" basis.

The Council is seeking to procure four (4) Major Building Works Term Alliance Contracts for an initial period of five (5) years, with the option to extend for up to a further five (5) years in increments at the Council's sole discretion (giving a total possible term across the four (4) contracts of ten (10) years each). The total possible estimated contract value across the full possible ten (10) years is £835 million, and this is divided amongst the four contract areas as follows:

1. Borough and Bankside/Walworth - £215m
2. Rotherhithe/Bermondsey - £206.5m
3. Camberwell/Peckham - £208.5m
4. Nunhead and Peckham Rye/Dulwich - £205m

The works will typically comprise of internal works (including kitchen and bathroom

replacements and electrical re-wiring), external works (including redecorations and new component replacements - such as windows/ doors), fire safety works (including entrance doors, fire protection and detection, compartmentation and cladding remediation works), mechanical and electrical works (including heating/ventilation, electrical re-wiring and electrical communal works), and estate improvement works (including landscaping, fencing, sheds, garages, bin stores, cycle stores etc).

Additionally, successful contractors will be required to undertake design services where they are appointed as the Lead Designer, and will be required to provide a full multi-disciplinary services (including architecture, MEP engineering services, civil and structural engineering services, and other specialist design services as required throughout the term programme).

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

Price is not the only award criterion and all criteria are stated only in the procurement documents

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

Value excluding VAT: £835,000,000

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

Duration in months

120

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: 16

#### **II.2.10) Information about variants**

Variants will be accepted: No

#### **II.2.11) Information about options**

Options: Yes

Description of options

The contracts will be let with an initial term of five (5) years with an option to extend by up to a further five (5) years in increments at the Council's sole discretion

### **II.2.13) Information about European Union Funds**

The procurement is related to a project and/or programme financed by European Union funds: No

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## **Section III. Legal, economic, financial and technical information**

### **III.1) Conditions for participation**

#### **III.1.1) Suitability to pursue the professional activity, including requirements relating to enrolment on professional or trade registers**

List and brief description of conditions

List and brief description of conditions -- as set out in the procurement documents

#### **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.2.2) Contract performance conditions**

The Council anticipates that the Transfer of Undertakings (Protection of Employment) Regulations 2006 will apply to the transfer of personnel from the incumbent contractors under this procurement. The Council's detailed requirements will be set out in the Contract Documents.

#### **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**

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**

Date

31 January 2022

Local time

12:00pm

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

11 April 2022

#### **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)

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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

Royal Courts of Justice

London

WC2A 2LL

Country

United Kingdom

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

High Court of England and Wales

London

WC2A 2LL

Country

United Kingdom

**VI.4.3) Review procedure**

Precise information on deadline(s) for review procedures

The Contracting Authority will conduct itself in accordance with the Public Contract Regulations 2015

**VI.4.4) Service from which information about the review procedure may be obtained**

Cabinet Office

London

SW1A 2AS

Country

United Kingdom



