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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

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

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

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

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)

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

