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Tender

## **T963 Towers Refurbishment Phase Three – Rayleigh**

University of Essex

F02: Contract notice

Notice identifier: 2022/S 000-030356

Procurement identifier (OCID): ocds-h6vhtk-037cc8

Published 27 October 2022, 2:27pm

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

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

University of Essex

Wivenhoe Park

Colchester

CO4 3SQ

#### **Contact**

Jo Woodward

#### **Email**

[jmwoodb@essex.ac.uk](mailto:jmwoodb@essex.ac.uk)

#### **Country**

United Kingdom

#### **Region code**

UKH3 - Essex

**Internet address(es)**

Main address

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

**I.3) Communication**

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

<https://supplierlive.proactisp2p.com/Account/Login>

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

<https://supplierlive.proactisp2p.com/Account/Login>

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

Body governed by public law

**I.5) Main activity**

Education

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## **Section II: Object**

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

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

T963 Towers Refurbishment Phase Three – Rayleigh

Reference number

DN1418

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

- 45000000 - Construction work

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

Works

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

Rayleigh Tower is located within the South Courts student accommodation area of the University of

Essex, Wivenhoe Park, Colchester, Essex CO4 3SQ.

Rayleigh Tower is the third of six iconic towers at the University be refurbished. Each Tower provides student accommodation to

over 200 students, per tower, per year. It is the

University's intention that the other three towers are subject to a similar scope of works over a managed timeframe.

Rayleigh Tower has 16 levels, and is served by 2 lifts and a single staircase.

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

Value excluding VAT: £8,000,000

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

This contract is divided into lots: No

## **II.2) Description**

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

- 45300000 - Building installation work
- 45450000 - Other building completion work
- 45453000 - Overhaul and refurbishment work
- 45453100 - Refurbishment work

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

NUTS codes

- UKH3 - Essex

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

The University of Essex (the Authority) invites expressions of interest for participation in a tender process for the refurbishment of the third of six Towers, Rayleigh, at our Colchester campus.

The University of Essex has already completed refurbishment works of the first two Towers on the south side of campus and over the coming five years, will refurbish the remaining four towers, on the north side of campus. The refurbishment works will provide more thermally efficient buildings, with all new services, considerably enhancing the student accommodation for many years to come.

The project involves the complete removal of almost all elements to the building, only the wall and floor structures will remain intact. The existing services will be fully stripped out including all of the plant serving the building. Both of the existing lifts will be entirely removed, and remedial works undertaken to the lift shafts. All the windows and curtain walling will be removed which will require a full scaffold to the entire building.

The roof will need to be replaced with the addition of thermal insulation. Added to this, internal services are failing, and a major refurbishment is required in order to ensure the towers can be certified as 'safe to occupy' under the Building Safety Act and to maintain the life of the asset and preserve it for future years. The towers blocks are classed as 'higher risk' buildings under the Building Safety Act which was granted Royal Assent on the 28 April 2022. Work needs to begin as part of this project on preparing safety cases for all accommodation coming into the remit of the pending legislation.

All new services are to be installed with a considerable amount of design consideration to reflect the way in which students live and operate within the building. For example, the

introduction of mechanical ventilation to all communal areas and student bedrooms. The building will have a new fire detection system, combined with an all new misting sprinkler system throughout. Fire compartmentation will be given great attention both horizontally and vertically through the building. The project will also deliver new fire-fighting lifts. Within the design brief the ethos has been to implement high levels of protection to life of the occupants and to enhance the fire strategy for the building.

#### **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: £8,000,000

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

Duration in months

14

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

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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

5 December 2022

Local time

12:00pm

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

6 February 2023

#### **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**

The Royal Courts of Justice

The Strand

London

WC2A 2LL

Country

United Kingdom