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Tender

Contract for Croft Street High Rise Refurbishment

City & County of Swansea

F02: Contract notice

Notice identifier: 2022/S 000-031308

Procurement identifier (OCID): ocds-h6vhtk-037f63

Published 4 November 2022, 4:53pm

The closing date and time has been changed to:

20 January 2023, 12:00pm

See the [change notice](#).

Section I: Contracting authority

I.1) Name and addresses

City & County of Swansea

Civic Centre

Swansea

SA1 3SN

Email

procurement@swansea.gov.uk

Telephone

+44 1792637242

Country

United Kingdom

NUTS code

UKL18 - Swansea

Internet address(es)

Main address

<http://www.swansea.gov.uk/dobusiness>

Buyer's address

https://www.sell2wales.gov.wales/search/Search_AuthProfile.aspx?ID=AA0254

I.2) Information about joint procurement

The contract is awarded by a central purchasing body

I.3) Communication

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

<https://etenderwales.bravosolution.co.uk/>

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

<https://etenderwales.bravosolution.co.uk/>

Electronic communication requires the use of tools and devices that are not generally available. Unrestricted and full direct access to these tools and devices is possible, free of charge, at

<https://etenderwales.bravosolution.co.uk/>

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

Contract for Croft Street High Rise Refurbishment

Reference number

CCS/22/163

II.1.2) Main CPV code

- 45000000 - Construction work

II.1.3) Type of contract

Works

II.1.4) Short description

Refurbishment of two 14 storey high rise blocks and two low storey blocks one of which incorporates retail to the ground floor and an existing pub, Lower Lamb Inn. The proposed works to the two towers include over-cladding the existing elevations, structural repair works, refurbishment of bathrooms and kitchens (council owned apartments only, 100nr) and converting the ground floor into new apartments. The low rise proposed works include over-cladding the existing elevations with Rockpanel, refurbishment of existing bathrooms and kitchens (council owned apartments only, 6nr).

II.1.5) Estimated total value

Value excluding VAT: £18,000,000

II.1.6) Information about lots

This contract is divided into lots: No

II.2) Description

II.2.2) Additional CPV code(s)

- 45210000 - Building construction work
- 45211340 - Multi-dwelling buildings construction work
- 45211341 - Flats construction work

II.2.3) Place of performance

NUTS codes

- UKL18 - Swansea

Main site or place of performance

Specified Location in Swansea

II.2.4) Description of the procurement

Refurbishment of two 14 storey high rise blocks and two low storey blocks one of which incorporates retail to the ground floor and an existing pub, Lower Lamb Inn. The proposed works to the two towers include over-cladding the existing elevations, structural repair works, refurbishment of bathrooms and kitchens (council owned apartments only, 100nr) and converting the ground floor into new apartments. The low rise proposed works include over-cladding the existing elevations with Rockpanel, refurbishment of existing bathrooms and kitchens (council owned apartments only, 6nr).

The Council at its sole discretion, reserves the right to increase the scope of the Contract during the construction phase to include Griffith John Street High Rise Refurbishment, in the following circumstances only:

The tendered rates from Croft Street High Rise Refurbishment project (as per the Pricing Document) will form the basis of the rates payable for Griffith John Street High Rise Refurbishment adjusted in accordance with the latest ONS Construction output indices (Housing Repair and Maintenance Index) available at the date of return of the second stage tender (i.e the index for the latest month available at the date for return of the second stage tender).

Any alternative price increase put forward by the successful contractor at the time that any subsequent phases are being considered, may result in the Council (at its sole discretion) retendering its requirement. Should the successful contractor not be in a position to undertake the increased scope of the Contract, at the time presented to it by the Council, then the Council may retender its requirement for the Griffith John Street High Rise Refurbishment.

This project is for Croft Street High Rise Refurbishment and the estimated value is 18m. The Council at its discretion, reserves the right to increase the scope of the Contract to include the project for Griffith John Street High Rise Refurbishment, for which the allocated project budget is 25m.

II.2.5) Award criteria

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

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

Duration in months

36

This contract is subject to renewal

Yes

Description of renewals

24 months

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 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.2.2) Contract performance conditions

See Tender documents

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

13 January 2023

Local time

12:00pm

Changed to:

Date

20 January 2023

Local time

12:00pm

See the [change notice](#).

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

English, Welsh

IV.2.6) Minimum time frame during which the tenderer must maintain the tender

Duration in months: 3 (from the date stated for receipt of tender)

IV.2.7) Conditions for opening of tenders

Date

13 January 2023

Local time

12:30pm

Place

eTenderWales portal

Section VI. Complementary information

VI.1) Information about recurrence

This is a recurrent procurement: No

VI.2) Information about electronic workflows

Electronic ordering will be used

Electronic invoicing will be accepted

Electronic payment will be used

VI.3) Additional information

Register your company on the eTenderWales portal (this is only required once):

- Navigate to the portal: <http://etenderwales.bravosolution.co.uk>
- Click the “Suppliers register here” link.
- Enter your correct business and user details.
- Note the username you chose and click “Save” when complete.
- You will shortly receive an e-mail with your unique password (please keep this secure).
- Agree to the terms and conditions and click “continue”.

2. Express an interest in the project:

- Login to the portal with your username/password.
- Click the “ITTs Open to All Suppliers” link (these are the ITTs open to any registered supplier).
- Click on the relevant ITT to access the content.
- Click the “Express Interest” button in the “Actions” box on the left-hand side of the page.
- This will move the ITT into your “My ITTs” page (this is a secure area reserved for your

projects only).

— Click on the ITT code. You can now access any attachments by clicking the “Settings and Buyer Attachments” in the “Actions” box.

3. Responding to the invitation to tender:

— You can now choose to “Reply” or “Reject” (please give a reason if rejecting).

— You can now use the “Messages” function to communicate with the buyer and seek any clarification.

— Note the deadline for completion, then follow the onscreen instructions to complete the ITT.

— There may be a mixture of online and offline actions for you to perform (there is detailed online help available).

If you require any further assistance use the online help. Alternatively, the BravoSolution helpdesk can be contacted (Monday to Friday, 8:00 to 18:00) on:

— E-mail: help@bravosolution.co.uk

— Phone: +44 8003684850

The Council at its sole discretion, reserves the right to increase the scope of the Contract during the construction phase to include Griffith John Street High Rise Refurbishment, in the following circumstances only:

The tendered rates from Croft Street High Rise Refurbishment project (as per the Pricing Document) will form the basis of the rates payable for Griffith John Street High Rise Refurbishment adjusted in accordance with the latest ONS Construction output indices (Housing Repair and Maintenance Index) available at the date of return of the second stage tender (i.e the index for the latest month available at the date for return of the second stage tender).

Any alternative price increase put forward by the successful contractor at the time that any subsequent phases are being considered, may result in the Council (at its sole discretion) retendering its requirement. Should the successful contractor not be in a position to undertake the increased scope of the Contract, at the time presented to it by the Council, then the Council may retender its requirement for the Griffith John Street High Rise Refurbishment.

This project is for Croft Street High Rise Refurbishment and the estimated value is 18m.

The Council at its discretion, reserves the right to increase the scope of the Contract to include the project for Griffith John Street High Rise Refurbishment, for which the allocated project budget is 25m.

NOTE: The authority is using eTenderwales to carry out this procurement process. To obtain further information record your interest on Sell2Wales at https://www.sell2wales.gov.wales/search/search_switch.aspx?ID=126291

Under the terms of this contract the successful supplier(s) will be required to deliver Community Benefits in support of the authority's economic and social objectives. Accordingly, contract performance conditions may relate in particular to social and environmental considerations. The Community Benefits included in this contract are:

See Tender documents

(WA Ref:126291)

The buyer considers that this contract is suitable for consortia.

VI.4) Procedures for review

VI.4.1) Review body

High Court

Royal Courts of Justice, The Strand

London

WC2A 2LL

Telephone

+44 2079477501

Country

United Kingdom

VI.4.3) Review procedure

Precise information on deadline(s) for review procedures

The Council will incorporate a minimum 10 calendar day standstill period at the point information on the award of the contract is communicated to tenderers. This period will

extend to 15 calendar days for communication by non-electronic means. Applicants who are unsuccessful shall be informed by the Council as soon as possible after the decision has been made. Should additional information be required it should be requested of the addressee in section I.1). If an appeal regarding the award of the contract has not been successfully resolved, The Public Contracts Regulations 2015 provide for aggrieved parties who have been harmed or are at risk of harm by breach of the rules to take action in the High Court (England, Wales, and Northern Ireland). Any such action must be brought promptly (generally within 30 days). Where a contract has not been entered into, the Court may order the setting aside of the award decision or order the Council to amend any document and may award damages. If the contract has been entered into the Court may, depending on the circumstances, award damages, make a declaration of ineffectiveness, order the Council to pay a civil financial penalty, and/or order that the duration of the contract be shortened. If a declaration of ineffectiveness is sought, any such action must be brought within 30 days where the Council has communicated the award of the contract and a summary of reasons to tenderers, or otherwise within 6 months. The purpose of the standstill period referred to above is to allow the parties to apply to the Courts to set aside the award decision before the contract is entered into.

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

The City & County of Swansea- Legal, Democratic Services & Business Intelligence

Civic Centre, Oystermouth Road

Swansea

SA1 3SN

Country

United Kingdom