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Planning

Whifflet and Calder Towers Refurbishment Works (HO TB 22 006)

North Lanarkshire Council

F01: Prior information notice

Prior information only

Notice identifier: 2022/S 000-031522

Procurement identifier (OCID): ocds-h6vhtk-037ff1

Published 8 November 2022, 10:42am

Section I: Contracting authority

I.1) Name and addresses

North Lanarkshire Council

Civic Centre, Windmillhill Street

Motherwell

ML1 1AB

Email

contractstrategy@northlan.gov.uk

Telephone

+44 1698403876

Country

United Kingdom

NUTS code

UKM84 - North Lanarkshire

Internet address(es)

Main address

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

Buyer's address

https://www.publiccontractsscotland.gov.uk/search/Search_AuthProfile.aspx?ID=AA00010

I.3) Communication

Additional information can be obtained from the above-mentioned address

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

Whifflet and Calder Towers Refurbishment Works (HO TB 22 006)

Reference number

HO TB 22 006

II.1.2) Main CPV code

- 45262650 - Cladding works

II.1.3) Type of contract

Works

II.1.4) Short description

As part of our ongoing programme of future investment, North Lanarkshire Council (“the Council”) has a requirement for major refurbishment works to be carried out to Whifflet and Calder Towers in Coatbridge.

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The Council is seeking feedback from the market to assess interest in this proposed contract opportunity, and we invite reaction from the market to the proposed contract strategy to determine if this requires to be reconsidered in any way to accommodate current market conditions to ensure competitive bids will be received and a successful project will be delivered.

II.1.5) Estimated total value

Value excluding VAT: £12,000,000

II.1.6) Information about lots

This contract is divided into lots: No

II.2) Description

II.2.2) Additional CPV code(s)

- 45262650 - Cladding works
- 45223200 - Structural works
- 45320000 - Insulation work
- 45343230 - Sprinkler systems installation work
- 44221220 - Fire doors
- 44221212 - Door screens
- 45441000 - Glazing work
- 45213312 - Car park building construction work
- 34926000 - Car park control equipment

- 44233000 - Staircases
- 42416300 - Hoists
- 45262660 - Asbestos-removal work
- 45451000 - Decoration work
- 44611500 - Water tanks
- 31625100 - Fire-detection systems
- 31158000 - Chargers
- 35120000 - Surveillance and security systems and devices
- 45321000 - Thermal insulation work
- 45331210 - Ventilation installation work

II.2.3) Place of performance

NUTS codes

- UKM84 - North Lanarkshire

Main site or place of performance

Coatbridge

II.2.4) Description of the procurement

As part of our ongoing programme of future investment, the Council has a requirement for major refurbishment works to be carried out to Whifflet and Calder Towers in Coatbridge.

The tower blocks require to remain occupied throughout the works with tenants only required to vacate their homes during working hours whilst works are being carried out to their properties.

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The contract scope comprises:

1. Enabling works (temporary car park and associated drainage/ lighting / barrier access and associated works);

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2. Replace existing rainscreen cladding and curtain walling (including structural improvements/ upgrade to cladding substrate as required) to achieve 0.17W/m²K

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3. Improve Energy Efficiency (including potential enclosure of balcony areas);

4. Improve fire safety (including installing new fire doors and screens in common areas, and replace refuse chute hoppers);

5. Install sprinkler system to cover all flats, all pipework to be 'boxed in' and carry out structural alterations to support new sprinkler tank;

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6. Upgrade existing M&E systems where required, including new ventilation system to kitchens (extract fans) in each flat;

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7. Improve maintenance access into 2 storey basement at each tower block (solution likely to comprise replacing existing ladder with compliant staircase and hoist);

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8. Clean Roof.

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Further elements of work may also be included (subject to initial building control feedback & design/ budget appraisal by the Council of information provided by design team (who will be appointed via a separate services procurement exercise to produce the Employers Requirements for the ITT), as follows:

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i. Aesthetic design requirement for new cladding and window configuration (e.g. render/ metal & other cladding/ render& cladding mix, vibrant colour mix, graphics, options for ground floor cladding (currently brickwork));

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ii. Triple glazing curtain walling (subject to structural weight/ fixings/ cost);

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iii. Solution to current low window cill heights – CDM and installation/ maintenance considerations for new design;

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iv. Single storey enclosed common area entrance vestibule to each block;

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v. Storage area for tenant scooters, and charging points;

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vi. Upgrade of existing door entry system/ concierge system;

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vii. Upgrade of existing fire alarm system;

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viii. Upgrade of existing Integrated Reception System (IRS);

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ix. Replace existing water storage tanks in lower basements;

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x. Provision of car charging points (if required due to statutory requirement);

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xi. New vehicle access gates with controlled entry system linked to concierge office (if required due to anticipated construction site logistics);

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xii. Installation of man safe system to roof;

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xiii. Formation of 50 No off-site car parking spaces for tenants during construction ;

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xiv. Consideration of asbestos removal where required;

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xv. Decoration to all flats.

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The Council intend to procure the works as a single stage open tender process via Public Contracts Scotland, with the works contract awarded to a single supplier. The proposed contract conditions are SBCC Design and Build (2016) with standard Council amendments and the Employer's Requirements incorporated within the ITT taken to RIBA Stage 2 (and some elements stage 3). No novation of the client design team to the contractor is proposed.

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Feedback on the proposed contract procurement strategy and scope of works as set out above is requested from the market

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Should the market wish to clarify any element of the requirement, they should utilise the "Questions and answers" function within the PIN on PCS.

II.3) Estimated date of publication of contract notice

12 July 2023

Section IV. Procedure

IV.1) Description

IV.1.8) Information about the Government Procurement Agreement (GPA)

The procurement is covered by the Government Procurement Agreement: Yes

Section VI. Complementary information

VI.3) Additional information

As described in this PIN the Council is seeking market feedback in relation to this proposed contract opportunity. Accordingly, interested parties are invited to complete the short questionnaire attached to this notice and return to the Council.

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Completed Questionnaires should be emailed to gormank@northlan.gov.uk and contractstrategy@northlan.gov.uk by no later than 12 noon on 06/12/2022.

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Following receipt of questionnaires, the Council may wish to discuss responses further with any interested party.

NOTE: To register your interest in this notice and obtain any additional information please visit the Public Contracts Scotland Web Site at https://www.publiccontractsscotland.gov.uk/Search/Search_Switch.aspx?ID=712603.

(SC Ref:712603)