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Tender

## **New Build Development Works & Associated Drainage, Infrastructure & Highways Works at Tudor Inn, Cimla, Neath**

Tai Tarian Ltd

F02: Contract notice

Notice identifier: 2024/S 000-037454

Procurement identifier (OCID): ocds-h6vhtk-04a523

Published 20 November 2024, 9:14am

The closing date and time has been changed to:

**27 January 2025, 9:00am**

See the [change notice](#).

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

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

Tai Tarian Ltd

Ty Gwyn, Brunel Way, Baglan Energy Park

Neath

SA11 2FP

#### **Email**

[procurement@taitarian.co.uk](mailto:procurement@taitarian.co.uk)

#### **Telephone**

+44 1639505890

**Country**

United Kingdom

**NUTS code**

UK - United Kingdom

**Internet address(es)**

Main address

<http://www.taitarian.co.uk>

Buyer's address

[https://www.sell2wales.gov.wales/search/Search\\_AuthProfile.aspx?ID=AA1087](https://www.sell2wales.gov.wales/search/Search_AuthProfile.aspx?ID=AA1087)

**I.3) Communication**

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

<https://www.sell2wales.gov.wales>

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

<https://www.sell2wales.gov.wales>

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

Other type

Registered Social Landlord

**I.5) Main activity**

Housing and community amenities

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## **Section II: Object**

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

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

New Build Development Works & Associated Drainage, Infrastructure & Highways Works at Tudor Inn, Cimla, Neath

Reference number

00993

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

- 45211000 - Construction work for multi-dwelling buildings and individual houses

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

Works

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

Tai Tarian is seeking to award a Contract for New Build Development Works & Associated Drainage, Infrastructure & Highways Works at Tudor Inn, Cimla, Neath, including managing demolition within an occupied area, to support Tai Tarian in the delivery of its development programme.

The work comprises of the demolition of 2 existing properties to form access for the construction of 12 houses and 10 apartments and associated external works, drainage and incoming services.

Tenderers should note that a site visit may be made at any time. Tenderers are responsible for obtaining any further information including inspection of the site (and will have deemed to have done so) to ensure sufficiency of your Tender.

Tenderers must complete the Contract Sum Analysis (Appendix 2 – Contract Sum Analysis) in the format provided. A breakdown of the external works costs and preliminaries is also required.

Collateral warranties will be required from all designers and will only be accepted in the format contained in Appendix 1 – Contract Documentation.

Tenderers are reminded that it is expected that the Tenderers proposals will mirror the Employers Requirements. Any alterations must be clearly identified.

A S104 Agreement will be required for the scheme. All costs associated with obtaining this agreement will be borne by the Contractor and should be included within the tender sum. For the avoidance of any doubt, this should include all legal fees, surety costs and commuted sums.

It is anticipated that a S278 Agreement will be required for the scheme. All costs associated with obtaining this agreement will be borne by the Contractor and should be included within the tender sum. For the avoidance of any doubt, this should include all legal fees, surety costs and commuted sums.

The client has commenced with the SAB application, and it is hoped that this will be in place prior to signing of contracts. All costs associated with obtaining this agreement will be borne by the Contractor and should be included within the tender sum. For the avoidance of any doubt, this should include all legal fees but can exclude any surety costs or commuted sums.

Tenderers should note that the specification documents must be complied with fully and no deviation from the listed items will be accepted, unless agreed with Tai Tarian prior to installation.

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

Value excluding VAT: £5,500,000

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

This contract is divided into lots: No

### **II.2) Description**

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

- 45211300 - Houses construction work
- 45211340 - Multi-dwelling buildings construction work
- 45215214 - Residential homes construction work
- 45400000 - Building completion work
- 45110000 - Building demolition and wrecking work and earthmoving work

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

NUTS codes

- UKL17 - Bridgend and Neath Port Talbot

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

It is anticipated that the Contract shall operate for a period of 24 months until completion of the scheme, and Tai Tarian reserves the right to extend the Contract.

Tenderers should note that a contract period of 24 months has been identified within the Employers Requirements, as a guide only. Tai Tarian expects that a contract period is proposed by the tenderers as part of their submission, which makes allowance for the time involved in discharging planning pre-start conditions.

The Form of Contract is JCT Design & Build Contract 2024 including Schedule of Amendments.

The estimated value of the Contract is 5,500,000 GBP (excluding VAT).

Prices submitted in the Contract Sum Analysis (Appendix 2 – Contract Sum Analysis) are to be fixed for the length of the Contract.

The Contractor shall submit, for approval and subsequent payment, monthly interim valuation applications at the end of each established stage or period in accordance with the contract conditions (Appendix 1 – Contract Documentation).

#### **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

24

This contract is subject to renewal

Yes

Description of renewals

Tenderers should note that a contract period of 24 months has been identified within the Employers Requirements, as a guide only. Tai Tarian expects that a contract period is proposed by the tenderers as part of their submission, which makes allowance for the time involved in discharging planning pre-start conditions and ground remediation works.

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

Variants will be accepted: Yes

#### **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 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.2.3) 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**

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.2.1) Previous publication concerning this procedure**

Notice number: [2024/S 000-031588](#)

#### **IV.2.2) Time limit for receipt of tenders or requests to participate**

Originally published as:

Date

13 January 2025

Local time

9:00am

Changed to:

Date

27 January 2025

Local time

9:00am

See the [change notice](#).

#### **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: 4 (from the date stated for receipt of tender)

#### **IV.2.7) Conditions for opening of tenders**

Date

13 January 2025

Local time

9:30am

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### **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**

NOTE: To register your interest in this notice and obtain any additional information please visit the Sell2Wales Web Site at

[https://www.sell2wales.gov.wales/Search/Search\\_Switch.aspx?ID=146110](https://www.sell2wales.gov.wales/Search/Search_Switch.aspx?ID=146110).

The buyer has indicated that it will accept electronic responses to this notice via the Postbox facility. A user guide is available at

[https://www.sell2wales.gov.wales/sitehelp/help\\_guides.aspx](https://www.sell2wales.gov.wales/sitehelp/help_guides.aspx).

Suppliers are advised to allow adequate time for uploading documents and to dispatch the electronic response well in advance of the closing time to avoid any last minute problems.

The Contractor shall ensure that all contracts with Subcontractors and Suppliers which the Contractor intends to procure following the Award date, and which the Contractor has not,

before the date of this Contract, already planned to award to a particular Subcontractor or Supplier, are advertised through the Sell2Wales portal ([www.sell2wales.gov.wales](http://www.sell2wales.gov.wales)) and awarded following a fair, open, transparent and competitive process proportionate to the nature and value of the contract.

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:

It's Tai Tarian's intention that the delivery of the Contract assists in the achievement of their commitment towards community benefits as outlined in Tai Tarian's Community Benefits Policy.

It is the approach of Tai Tarian to maximise local reinvestment through the creation of jobs and training and through supporting the local supply chain. This approach is defined by:

1. Think Neath Port Talbot
2. Think Swansea Bay City Region Deal Area (Neath Port Talbot, Swansea, Carmarthenshire, Pembrokeshire)
3. Think Wales

It is a contract condition that the Provider delivers community benefits as part of this Contract.

Tenderers must not outline the community benefit's they are currently delivering for existing Clients.

Tenderers must outline what they propose to offer for Tai Tarian if awarded the Contract by completing 26. Community Benefits Obligations.

For further information on how community benefits will be evaluated, please refer to 16. The Process – Tender Award Stage.

Delivery of community benefits through all spend is aligned with the Well-being of Future Generations Act Wales and delivers against its goals.

(WA Ref:146110)

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