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Tender

Design & Build at 72-86 Military Road

Colchester City Council

F02: Contract notice

Notice identifier: 2024/S 000-038520

Procurement identifier (OCID): ocds-h6vhtk-04c0f3

Published 28 November 2024, 7:05pm

Section I: Contracting authority

I.1) Name and addresses

Colchester City Council

Rowan House, 33 Sheepen Road

Colchester

CO3 3WG

Contact

Matt Howe

Email

procurement@colchester.gov.uk

Telephone

+44 7976794358

Country

United Kingdom

Region code

UKH3 - Essex

Internet address(es)

Main address

www.colchester.gov.uk

I.3) Communication

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

<https://www.delta-esourcing.com/tenders/UK-UK-Colchester:-Building-construction-work./P2JCM24NH8>

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

<https://www.delta-esourcing.com/tenders/UK-UK-Colchester:-Building-construction-work./P2JCM24NH8>

Tenders or requests to participate must be submitted to 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

Design & Build at 72-86 Military Road

Reference number

0415

II.1.2) Main CPV code

- 45210000 - Building construction work

II.1.3) Type of contract

Works

II.1.4) Short description

Colchester City Council (the Council) wishes to commission an experienced professionally qualified Design and Build Contractor to provide Design and Build Services from RIBA Stage 2 to Stage 7 for 72-86 Military Road, Colchester, Essex, CO1 2AN.

Full details of the requirements of this opportunity can be found in the associated tender documents.

II.1.5) Estimated total value

Value excluding VAT: £7,500,000

II.1.6) Information about lots

This contract is divided into lots: No

II.2) Description

II.2.2) Additional CPV code(s)

- 71220000 - Architectural design services
- 71221000 - Architectural services for buildings
- 45210000 - Building construction work

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

II.2.3) Place of performance

NUTS codes

- UKH3 - Essex

Main site or place of performance

Essex

II.2.4) Description of the procurement

Design and Build Contractors are invited to submit a concept design for the proposed affordable housing development within the ex-looker's car showroom plot, 72- 86 Military Road.

The concept that is currently preferred by the client is to maximise the provision of family homes where there is the greatest waiting time in the area. Whilst still delivering a financially viable site.

The new development will need to:

- 1.Satisfy the objectives set out above
- 2.Provide a cost-effective solution
- 3.Connect to existing residential areas
- 4.Create communal areas that enhance the surrounding site, potentially linking to the existing allotments or reallocating this provision within the site
- 5.Be of scale, form, materials and aesthetics that are sympathetic to the surrounding area

The client's maximum target budget for the project is £7.5m, to include all items set out below. This is contingent upon achieving a viable development that optimises the number of dwellings on the site. Whilst the costs will be scored separately from the qualitative responses; the budget will be assessed based on the assumption that the proposals achieve the objectives set above, in line with the Employers Requirements. Any derogations to this must be included as part of the submission or the tender will be excluded. Bidder's cost should be inclusive of:

- Design fees including statutory fees (Planning, Building Regulations, etc.) and temporary works.

- LABC Warranty certification
- Any additional survey costs.
- Construction costs and any project fees, including making good site boundary walls where required.
- Contractor's risks

II.2.5) Award criteria

Quality criterion - Name: Concept Design / Weighting: 13.5

Quality criterion - Name: Programme / Weighting: 9

Quality criterion - Name: Resources / Weighting: 9

Quality criterion - Name: Key Risks / Weighting: 4.5

Quality criterion - Name: Preconstruction and Construction Method Statements / Weighting: 6.75

Quality criterion - Name: Environmental Sustainability and Carbon Reduction / Weighting: 2.25

Quality criterion - Name: Social Value / Weighting: 10

Cost criterion - Name: Price / Weighting: 45

II.2.6) Estimated value

Value excluding VAT: £7,500,000

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

Start date

29 May 2025

End date

3 June 2027

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

II.2.14) Additional information

The closing date for submitting the Selection Questionnaire (SQ) is Thursday 9th 2025. The SQ's will be evaluated and the top 5 ranked bidders will be invited to the tender stage. The tender will be issued 21st January 2025, with a return date of 20th March 2025 (anticipated dates). A site visit will be arranged for shortlisted suppliers during the tender stage, date to be confirmed.

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

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

9 January 2025

Local time

12:00pm

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

21 January 2025

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

English

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

The contracting authority considers that this contract may be suitable for economic operators that are small or medium enterprises (SMEs). However, any selection of tenderers will be based solely on the criteria set out for the procurement.

For more information about this opportunity, please visit the Delta eSourcing portal at:

<https://www.delta-esourcing.com/tenders/UK-UK-Colchester:-Building-construction-work./P2JCM24NH8>

To respond to this opportunity, please click here:

<https://www.delta-esourcing.com/respond/P2JCM24NH8>

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VI.4) Procedures for review

VI.4.1) Review body

The Royal Courts of Justice

London

WC2A 2LL

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+44 2079476000

Country

United Kingdom