



TENDER FOR NEVILLE HOUSE REFURBISHMENT

TENDER – DOCUMENT ONE

INFORMATION AND INSTRUCTIONS

Thank you for expressing interest in this procurement for Neville House Refurbishment.

Please ensure that you register your interest with the procurement contact named in this Document in order to receive updates, question responses, etc.

We now invite you to submit a tender. Further stages of the process are outlined in this document.

To assist you in this, the tender documentation has been separated into the following four sections:

- Document One – Information & Instructions
 - This document, which includes the Tender Timetable
- Document Two – Contract Preliminaries & General Conditions
- Document Three – Employer's Requirements
 - Refurbishment Specification
 - o Scope of Works
 - o Finishes, Fixtures & Equipment
 - Architectural Specification & Drawings
 - o General Arrangement
 - o External Envelope
 - o Communal Areas
 - o Fire Strategy
 - Supplementary (Pre-Construction) Information
 - o Refurbishment Asbestos Survey
 - o Fire Safety Design Review
 - o Passenger Lift Refurbishment Specification
 - o Planning Permission Decision Notice
 - o Draft Performance Bond
 - o A Summary Document of Initial Structural Investigations into Insitu Concrete Frame to Upper Floors
 - Including Concrete Survey & Test Results
 - o Additional Concrete Investigations & Testing
 - o Indicative Concrete Repair Specification Document
 - o A Summary Report of the Existing Mechanical and Electrical Building Services
- Document Four – Tender Response Document

When completed, please return **two hard copies and a copy electronically saved on a CD** of the response document (Document Four).

Please mark envelopes/packages with only **“TENDER RESPONSE: NEVILLE HOUSE REFURBISHMENT (Private and Confidential)”** and **with no company markings or anything else which might identify your organisation e.g. personalised franking**, and return to:

Democratic Services Manager
Corby Borough Council
Democratic Services Department
Corby Cube
Parkland Gateway
George Street
Corby
Northamptonshire
NN17 1QG

To be received not later than 12 noon on Tuesday 3rd July 2018.
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Late submissions will be disregarded.

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1. INTRODUCTION

1.1 How this tender is structured

This tender is arranged in four sections:

Document One, this document, contains instructions on how to respond to the Invitation to Tender; gives an indication of the timetable being followed; provides Bidders with details of the scoring, criteria and weightings which will be used to evaluate bids, and details of how and when to return the Tender Response Document (Document Four).

Document Two contains the Contract Preliminaries & General Conditions, which apply to this tender and to the ensuing contract

Document Three contains the Employer's Requirements for this Design & Build Contract.

Document Four is the Tender Response Document which has to be completed according to the instructions and returned as instructed by no later than the due date and time.

1.2 The commissioning background

1. This contract is issued by Corby Borough Council (the Council).
2. In compliance with the Public Contract Regulations 2015, for public contract opportunities that are advertised with a value between £50,000 and the EU Threshold for Goods and Services, a single stage tender process is being followed.
3. This means that the tender response document combines a Standard Selection Questionnaire (SSQ), a set of Tender Evaluation Questions/Pricing Schedule and a Form of Tender, a Collusive Tendering Certificate and a Confidential and Commercially Sensitive Information form.
4. The Council, as the contract holder, requires that the process of awarding this contract is to involve the circulation of the tender documentation to locally known suppliers who may have the right experience, and advertising on Contracts Finder.
5. The eventual contract between the successful tenderer and the Council will consist of the following documents:
 - a. Documents 1 to 3 of this tender developed by the Council.
 - b. Document 4 of this tender – the response document completed by the Bidder.
 - c. Letter of Acceptance – confirming the conditions of acceptance of the tender.
6. It is the Council's intention to take over the Lease of the residential areas of Neville House from a Housing Association that vacated the premises in 2009. The works contained in this Contract will then refurbish these residential areas, including 12

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existing maisonettes, for re-occupation by Council tenants on affordable rent, while also improving the external facade.

1.3 Procurement Timetable

1.3.1 The procurement is intended to follow the timeline below:

1	Tender Documents Issued	Tuesday 29 th May 2018
2	Deadline for clarification questions	Tuesday 19 th June 2018
3	Deadline for Submission of Tenders	Tuesday 3 rd July 2018
4	Evaluation	Thursday 5 th July 2018
5	Clarification Meetings (if required)	Monday, 9 th July 2018
6	Contract Awarded	Monday 16 th July 2018
7	Contract Start	Tuesday, 28 th August 2018

1.3.2 The Council reserves the right to amend this timetable, and steps 4, 5, 6 and 7 are provided for indicative purposes only.

1.3.3 Throughout the evaluation process, the Council reserves the right to seek clarifications from bidders, where this is considered necessary to achieve a complete understanding of the bids received. In any event, should the evaluation panel, in its reasonable judgment, identify a fundamental failing or weakness in any tender then that tender may, regardless of its other merits, be excluded from further consideration.

1.4 Instructions on responding to this tender

1. Bidders shall treat the details of the tender document as private and confidential. However such information may be disclosed as necessary for the purpose of obtaining quotations or Insurance quotes.
2. This procurement is subject to Data Protection Legislation (General Data Protection Regulation (GDPR)). Where applicable, please ensure you are familiar with this legislation and of your obligations as a data Processor. In certain circumstances, the Council is required to conduct a Data Protection Impact Assessment (DPIA) prior to any processing (see Article 35 of the GDPR). This may occur before a contract is entered into. Further guidance is available from the Information Commissioner's Office (ICO).
3. All costs associated with the preparation and submission of the response to this Invitation to Tender shall be borne in full by the Bidders. The Council will not be liable, under any circumstances, for any costs or charges incurred in submitting a tender or for the preparation of the Contract with the successful Bidder.

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4. The Form of Tender and the Collusive Tendering Certificate in the tender document must be signed by the Bidder. The whole document (Document Four) should be returned to the address shown on the front of this document.
5. Any recommendations, reservations or comments pertaining to the information included in the Invitation to Tender documents should be clearly stated.
6. No unauthorised alterations or additions should be made to the Form of Tender, Collusive Tendering Certificate or to any other component of the tender document.
7. Tenders must not be qualified but must be submitted strictly in accordance with the tender documents. Bidders must not make unauthorised changes to tender documents.
8. Bidders may submit (an) alternative bid(s); but must also submit a conforming bid.
9. The tender submission should include all the information which the Bidder feels necessary for an accurate and equitable evaluation of their proposal. Reference should not be made to previously submitted information and all aspects of the tender request are to be addressed. The submission is to be self-contained. The Bidder should not rely on the Council's past experience as tender evaluations will be based only on the information contained within the submission.
10. Where the Council has imposed word limits, these are intended to be indicative only. Bidders are strongly requested to adhere as closely to these as possible, but there will be no penalty for responses which exceed these.
11. The Council asks that you do not use acronyms in your responses, or where these are necessary, that an explanation of the acronym be provided for consideration.
12. Bidders will not be allowed to alter their tenders after the closing date, except that arithmetical errors may be corrected.
13. Where questions raise an issue of general interest or clarification then the question and answer will be circulated to all Bidders. The identity of the originator will not be disclosed. These tender documents can be downloaded from websites, and so the Council may not be aware of your interest in this procurement. **Please e-mail the Council's contact ([Section 7](#)) now with your contact details so that we can get in touch with you if necessary.** This does not commit you to submit a tender.
14. Any queries arising from the tender documents which may have a bearing on the offer to be made should be raised with the Council's contact ([Section 7](#)) as soon as possible in writing (via e-mail is acceptable) and in any case by Tuesday 19th June 2018.
15. Tenders and supporting documents must be written in English. Any mistakes or alterations should be initialled by the Bidder.

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16. Bidders should note that the tender document may include a requirement for element(s) of the goods or services to be completed by a certain date as shown.
17. Tenders should arrive at the reception of the Corby Cube not later than 12:00 noon on the date indicated on the front of this document. Late tenders will not be considered. Fax and email submissions will not be considered, even if received before the date indicated.
18. The envelope should not bear any indication of the identity of the Bidder either on the envelope or in the franking.
19. Bidders must hold their tender open for acceptance for a minimum of ninety (90) days from the date of opening.
20. The Council does not bind itself to accept the lowest or any tender.

2. PROCUREMENT APPROACH

1. This is a single stage tender process, this being the Invitation to Tender. You may ask questions in writing via e-mail regarding the tender documents or the details of the goods or service required.
2. Where questions raise an issue of general interest or clarification then the question and answer will be circulated to all Bidders. The identity of the originator will not be disclosed.
3. Once the deadline for receipt of tenders has been reached, the Council will evaluate the written tenders. The Standard Selection Questionnaire will be assessed first, as Bidders who do not meet the Council's expectations may be excluded. Suppliers who self-certify that they meet the requirements for insurance, economic and financial standing, and technical and professional ability may be required to provide evidence of this if they are successful at contract award stage.
4. The responses to the evaluation questions will then be scored and weighted as explained in Sections [3](#), [4](#) and [5](#) below. Bidders may be invited to an interview in order to clarify their proposals.
5. This procurement is evaluated in two distinct stages, The Standard Selection Questionnaire and then, if Bidders pass this, the Tender submission. The Evaluation Panel will not consider details provided in the Standard Selection Questionnaire (e.g. relevant experience and contract examples) during their evaluation of the Tender submission unless specifically referred to by the Bidder. Likewise, the answer to one question will not be considered as an extension to the answer of another question unless this is specifically referenced.
6. Once the submitted bids have been evaluated, the Council reserves the right to hold clarification meetings with no fewer than the top two highest scoring Bidders. No new criteria will be introduced at these meetings, rather on the basis of these clarification meetings, the Council may choose to revise a Bidder's score for each response to an evaluation question, either up or down to reach a final score.
7. The Council will then make its award decision, if appropriate.
8. The procurement timetable is detailed in section 1.3 above, and the tender evaluation process is shown below.
9. The process is subject to the completion of formal contract documents.

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3. SCORING

3.1 Non-Price Scoring

Each written tender will be scrutinised by a small panel of Council officers and each scoring criteria (Sections [4](#) and [5](#) below) will be awarded points out of 10 according to the following scale.

Score	Criteria for awarding score
0	No response is provided.
1	Response fails to answer the question asked and is inconsistent or in conflict with other responses provided.
2	Response answers some elements of the question, providing no detail and may be inconsistent or in conflict with other responses provided.
3	Response answers the majority of the question, but does not provide the required level of detail and may be inconsistent or in conflict with other responses provided.
4	Response answers the whole question, but does not provide the required level of detail and may be inconsistent or in conflict with other responses provided.
5	Response answers the whole question, providing a suitable level of detail.
6	Response answers the whole question, providing a suitable level of detail, taking account of some additional elements which may enhance the service being tendered.
7	Response answers the whole question, providing a considerable level of detail, taking account of some additional elements which may enhance the service being tendered.
8	Response answers the whole question, providing a considerable level of detail, paying significant attention to additional elements which may enhance the service being tendered.
9	Response answers the whole question and is tailored to the locality of the service being tendered (i.e. Corby), providing a considerable level of detail, paying significant attention to additional elements which may enhance the service being tendered.
10	Response answers the whole question and is tailored to the locality of the service being tendered (i.e. Corby), providing a considerable level of detail. The response also takes account of additional factors, (economic or demographic, for example) and identifies price and / or quality initiatives, which may affect or enhance the service being tendered, demonstrating innovation and creativity.

The weighting available for a score of 10 points is shown below in section [5](#), and a pro rata weighting will be applied to the score.

3.2 Price Scoring

The total price figure will be converted into points by applying the formula:

Lowest price bid divided by Bidder's price multiplied by 100%

For example, if the Bidder's price is £100, and this is also the lowest price, the calculation is $100 / 100 \times 100\% = 100\%$ of the available weighting

A bid of £200 would be calculated as $100 / 200 \times 100\% = 50\%$ of the available weighting.

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4. CRITERIA FOR ASSESSING STANDARD SELECTION QUESTIONNAIRE

The Public Contract Regulations 2015 came into force on 26 February 2015. Since this date, short-listing has been prohibited in all procurements carried out by local government that are advertised and are above £25,000 in value but below the EU Threshold for Goods and Services.

For contracts that are advertised between these two values, instead of a Pre-Qualification Questionnaire, Local Authorities must assess a Bidder's suitability to deliver the requirements as stated in the Specification / Contract. Those Bidders who satisfy the suitability assessment will have their tenders evaluated. Those who do not will be excluded from the process. The selection process is based on a template document issued by Central Government. Many of the suitability questions will be the same for every tender but some may be specific to the subject matter of the contract. Please see below for further details about the evaluation of the Standard Selection Questionnaire.

Section Headings and Sub-Headings		Maximum Available Section Score	Weighting Within Sub-Heading
1.	Potential Supplier Information	Pass / Fail	Pass / Fail
1.1	(a) Full name (b) i Registered Office (b) ii Registered Web Address (c) Trading Status (d) Company / Charity Registration Number (e) SME (f) Contact Details		
2.	Grounds for Mandatory Exclusion	Pass / Fail	Pass / Fail
2.1	(a) i Criminal Organisation (a) ii Corruption (a) iii Fraud (a) iv Terrorist Offences (a) v Money Laundering (a) vi Child Labour / Human Trafficking		
2.2	(a) In Breach of Obligations re: Tax / Social Security Contributions (b) Interest and/or Fines		
2.3	(a) Measures Taken (Self Cleaning)		
	Grounds for Discretionary Exclusion	Pass / Fail	Pass / Fail
2.4	(a) Breach of environmental obligations (b) Breach of social obligations (c) Breach of labour law obligations (d) Bankrupt or is the subject of insolvency or winding-up proceedings. (e) Guilty of grave professional misconduct (f) Entered into agreements with other economic operators aimed at distorting competition		

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Section Headings and Sub-Headings		Maximum Available Section Score	Weighting Within Sub-Heading
(g)	Conflict of interest		
(h)	Been involved in the preparation of the procurement procedure		
(i)	Shown significant or persistent deficiencies in the performance of a substantive requirement under a prior public contract, a prior contract with a contracting entity or a prior concession contract, which led to early termination of that prior contract, damages or other comparable sanctions		
3	Economic and Financial Standing	Pass / Fail	Pass / Fail
3.1	Audited Accounts or alternative means of demonstrating financial status		
3.2	Minimal Financial Threshold		
3.3	Parent Company Accounts		
3.4	Parent Company Guarantee		
3.5	Bank Guarantee		
4	Technical and Professional Ability	Pass / Fail	Pass / Fail
4.1	Details of up to three contracts. Evidence of healthy supply chains maintained with sub-contractors.		
5	Requirements under Modern Slavery Act 2015	Pass / Fail	Pass / Fail
5.1	Relevant commercial organisation		
5.2	Compliant with annual reporting requirements		
6	Additional Questions:		
6.1	Insurance	Pass / Fail	Pass / Fail
6.2	Health and Safety	Pass / Fail	Pass / Fail
(a)	Formal health and safety policy / statement		
(b)	Accredited health and safety system		
(c)	Responsible person for health and safety policy		
(d)	Health and safety professional / consultant		
(e)	Health and safety training (staff/sub-contractors)?		
(f)	Accident Records		
(g)	Staff Consultation on Health & Safety Matters		
(h)	Risk Assessments		
(i)	Investigated / Prosecuted for Health and Safety Offence		
(j)	Civil Action for Health and Safety Offence		
(k)	Prohibition / Improvement Notices for Breaches of Health and Safety Legislation		
6.3	Environmental Management	Pass / Fail	Pass / Fail
(a)	Policy re: Safe Management of the Environment		

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Section Headings and Sub-Headings		Maximum Available Section Score	Weighting Within Sub-Heading
6.4	Equal Opportunities	Pass / Fail	Pass / Fail
(a)	Compliant Policy		
(b)	Findings of Unlawful Discrimination / Harassment		
(c)	Investigated by the Equality and Human Rights Commission		
(d)	Complaints Procedure		
(e)	Equality Awards		

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5. CRITERIA FOR ASSESSING TENDER RESPONSES

Only those Bidders who pass the Standard Selection Questionnaire (SQ), will have their tenders evaluated, using this scheme:

Section Headings and Sub-Headings	Weighting Within Sub- Heading	Weighting Within Total
QUALITY QUESTIONS (40%)		
1. Experience of Similar Projects	37.5%	15%
2. Tender Method Statement	37.5%	15%
3. Tender Programme	25%	10%
PRICING (60%)		
Price (100%)		
9.6. Total Cost	100%	60%
Grand Total		100%

* Please note that the lowest cost tender will receive the highest mark in the Price sub-heading, all other tenders will receive a pro rata score based on that lowest price.

6. INVITATION TO TENDER

When completed, please return **two hard copies and a copy electronically saved on a CD** of the response document (Document Four) to:

Democratic Services Manager
Corby Borough Council
Democratic Services Department
Corby Cube
Parklands Gateway
George Street
Corby, Northamptonshire
NN17 1QG

To arrive by **no later than 12 noon on Tuesday 3rd July 2018.**

Please note that no other identifying mark should appear on the envelope. Failure to observe this will mean the tender will be disqualified.

7. CONTACTS

In the event of any queries or requests for further information arising from this tender, please contact:

Tahir Majid (Development Programme Manager)
procurement@corby.gov.uk

Note that the Council cannot accept the return of completed tender responses by e-mail.

If the Council considers any question or request for clarification to be of material significance, both the query and the response will be communicated, in a suitably anonymous form, to all service providers / suppliers who have responded.