

1516-052 - Communal Heating Lot 1 Sanders Way and Bretton House, and Lot 2 - Newbury House

Islington Council invites suitable expressions of interest from suppliers for 1516-052 - Communal Heating Lot 1- Sanders Way and Bretton House, and Lot 2 - Newbury House of works to design, supply, install and commission replacement of key parts of communal central heating equipment and related works. This includes the below ground and above ground distribution pipe-work between the plant-room and dwellings and heating equipment within the dwellings and minor related works within the existing plant-room serving the sites listed below.

Lot 1 - Sanders Way and Bretton House, N19
Lot 2 - Newbury House, Northampton Street, N1

Background – Sanders Way and Bretton House

Sanders Way and Bretton House form part of the wider Elthorne Estate which consists of three adjoining housing estates in the northern part of Islington.

Sanders Way was built circa 1976 and consists of approximately 48 dwellings which are split in the following way;

- 36 three bedroom purpose built maisonettes
- 12 one bedroom purpose built flats

Bretton House is a purpose built 3 storey building tenement which was built circa 1975 and consists of 12 purposes built three bedroom maisonettes.

The communal heating system is a designated basic three pipe sealed system. The plant-room is located beneath ground level was completely refurbished in 2009 as a result there are three Broag 210 Eco boilers that provide the heat to the dwellings via a pumped variable temperature heating and constant hot water circuits both sharing a common return. There is no hydraulic separation such as a Plate Heat Exchanger (PHE) between the boiler plant and heating systems within the dwellings. There is an existing Boiler Management System (BMS) controlling the heating equipment within the plant-room.

Circulating pumps distribute the heated water to the estate buildings through mild steel distribution pipe-work. The pipe-work leaves the plant-room at high level in two positions and is routed beneath the ground to each of the separate buildings. The pipe-work then rises through the buildings via a purpose built riser duct located by the front entrance to each dwelling. As the pipe-work enters the dwelling it is distributed in a combination of low level and below the 'sub' floor routes.

A combination of cast iron and steel panel radiators located in each habitable room heat the dwellings and they in turn are served by a single 'flow pipe' as a 'one pipe' distribution arrangement. The pipe serves the radiators at low level before connecting to the common primary return and is of mild steel construction.

The hot water provision is supplied by hot water storage cylinders which are connected to the heating system by the primary flow and common return pipe-work and are located in a purpose built cupboard. A manually operated 'tap-stat' currently controls the hot water temperature.

Background – Newbury House

Newbery House is located in Northampton Street close to Essex Road. The building is located in an area which includes a mixture of properties which range from medium rise blocks of flats, maisonettes and purpose built houses built circa 1930's onwards.

Newbery House was built circa 1936 and consists of 54 dwellings which are split in the following way:

- 29 one bedroom purpose built flats
- 20 two bedroom purpose built flats
- 5 three bedroom purpose built flats

The communal plant-room is located at ground level near the center of the building. The heating system serves 54 dwellings and is a four pipe sealed system. The plant-room was partly refurbished in 2010 due to boiler failure and incorporates four Buderus GB162 boilers that provide the heat to the dwellings via a pumped variable temperature heating and constant hot water circuit. Hydraulic separation in the form of a Plate Heat Exchanger (PHE) separates the primary heating circuit from the secondary heating circuit serving the dwellings. There is a Boiler Management System (BMS) controlling the heating equipment within the plant-room. The pipe insulation is damaged in some areas and in need of some cosmetic attention, this is not essential as the integrity of the insulation is intact.

Grundfos pumps distribute the heated water to the building through mild steel distribution pipe-work. The pipe-work leaves the plant-room at high level in a central position and is routed through several properties as it rises to the roof space. The pipe-work is then routed horizontally through the whole of the roof space, they then distribute horizontally back down through the dwellings as risers in block columns thus serving 4/5 dwellings at a time. The horizontal pipe-work enters each dwelling in a purpose built riser duct located in three positions within each dwelling. As the pipe-work enters the dwelling it is distributed through the dwelling in a combination of low level and below the 'sub' floor routes.

Steel panel radiators located in each habitable room heat the dwellings and they in turn are served by flow and return pipework as a traditional two pipe distribution arrangement. The pipework serves pressed steel radiators at low level and is of copper construction. The radiators are controlled in the main by a basic 'Wheel-head' and Lock-shield radiator valves.

The hot water is provided by a hot water cylinder which is connected to the heating system by the primary flow and return pipe-work and which is located in a purpose built cupboard. A manually operated 'tap-stat' controls the hot water temperature. The pipe-work serving the heating system is a combination of mild steel and copper.

The Requirement - Sanders Way and Bretton House

The **Sanders Way and Bretton** House project is a scheme to replace the communal heating distribution pipe-work and heating equipment which is served by the existing estate communal heating plant-room. The project includes the following:

- Excavation and re-instatement of the ground between the plant-room and the properties to enable the installation of new pipe-work to the valve chambers.
- Replacement of the distribution riser pipe-work from the valve chambers to the dwellings including any associated making good/builders work.
- Provide new heating equipment within each of the dwellings including radiators, hot water cylinders, associated valves, controls, pipe-work and insulation and all associated making good and builders work.
- Provide hydraulic separation to the heating system in the form of a plate heat exchanger to protect the heating equipment within the plant-room.

- Provision for associated adaptation of pipe-work on the primary and secondary side of the new plate heat exchanger within the plant-room to enable the installation of the new below ground distribution pipe-work, associated pumps and controls, including new heat meters which are to be installed as per current legislation.
- Flushing, cleaning of existing and new heating services with the addition of chemicals etc.
- All testing, commissioning and setting to work of the new equipment and pipe-work.

The Requirement - Newbery House

The **Newbery House** project is a scheme to replace the communal heating distribution pipe-work and heating equipment which is served by the existing estate communal heating plant-room. The project includes the following:

- Excavation and re-instatement of the ground between the plant-room and the properties to enable the installation and repositioning of new distribution pipe-work to purpose built valve chambers.
- Replacement of the distribution riser pipe-work from the valve chambers to the dwellings including any associated making good/builders work.
- Provide new heating equipment within each of the dwellings including radiators, hot water cylinders, associated valves, controls, pipe-work and insulation and all associated making good and builders work.
- Provision for associated adaptation of pipe-work on the secondary side of the existing plate heat exchanger within the plant-room to enable the installation of the new below ground distribution pipe-work, associated pumps and controls including new heat meters which are to be installed as per current legislation.
- Flushing, cleaning of existing and new heating services with the addition of chemicals etc.
- All testing, commissioning and setting to work of the new equipment and pipe-work.

Lots

Lot 1-Sanders Way and Bretton House, N19
 Lot 2-Newbury House, Northampton Row, N1

Bidders may apply for one or more lots. Each lot will be awarded to one contractor. A single contractor may be awarded one or more lots. If a single contractor is awarded more than one lot, a single contract may be issued combining lots.

TUPE [Transfer of Undertakings (Protection of Employment) Regulations]

Potential providers must be aware that TUPE may or may not apply to this service. Further details will be available in the invitation to tender.

Contract Period

The contract period will be for eighteen (18) months from an estimated start date 1 March 2017 with no option to extend.

Contract Value

The estimated total value of this contract for each Lot is £500,000 over a maximum eighteen (18) month term of the contract.

Award criteria

The contract will be awarded to the Most Economically Advantageous Tender (MEAT) in accordance with the Public Contracts Regulations. MEAT for this contract is cost 60% and quality 40%. Further details will be provided in the invitation to tender.

Cost - 60%

Quality-made up of 40%

Proposed programme of works - (10%)
Proposed site set up - (10%)
Proposed implementation - (10%)
Proposed approach to customer care - (10%)

Total 100%

Tenderers should be aware that we reserve the right to hold site visits and/or presentations and/or interviews during the tender process. Site visits and/or presentations and/or interviews will be for verification/clarification purposes of the written submission.

We reserve the right to interview leading bidders.

Procurement Process

This contract will be procured using the Open Procedure. The Open Procedure means that all bidders who successfully express an interest will automatically be invited to tender and have access to the tender documents. Those who submit a tender and meet the minimum requirements will have their full tender, method statements and pricing evaluated.

How to express an interest

If you wish to apply for this contract please follow the steps below:

Register your company free of charge via the **London Tenders Portal**.

Link: <https://procontract.due-north.com>

Await acceptance. You will receive an email confirming your username and password.

Use your username and password to log into the London Tenders Portal and express your interest in Contract No - 1516-052 - Communal Heating Lot 1 Sanders Way and Bretton House and Lot 2 - Newbury House – Categories:

- 45000000: Construction work;
- 45351000: Mechanical engineering installation
- 09323000: District Heating
- 42515000: District heating boiler
- 45331000: Heating, ventilation and air conditioning
- 45331100: Central heating installation work

Shortly after you have expressed interest, you will receive a second email containing a link to access the tender documents.

Deadlines

The deadline for expressions of interest is: 11.59am on Tuesday 20 Sept 2016.

Submission of Tender documents by: 12 Noon on Tuesday 20 Sept 2016.

Late submissions will not be accepted.

Additional information

- Islington Council and its partners are committed to work towards a 'Fairer Islington', for more information see www.islington.gov.uk.
- Please **do not** include any publicity material with your submissions.
- Islington Council aims to provide equality of opportunity and welcomes applicants who meet the qualitative selection criteria from black and minority ethnic communities and disabled groups.
- The Council encourages all types of organisation who meet the qualitative selection criteria including Voluntary and Community Sector (VCS) organisations, Social Enterprises or not for profit enterprises and small to medium enterprises (SME) to tender.
- Your submission will be marked in stages. Only applicants who meet the requirements at each stage will progress to the next stage. Further details will be contained in the tender documents.
- Please include the Contract Number of this tender process when communicating with the Council in any way.
- All questions relating to this contract should be raised via the question and answer section of the relevant contract on the London Tenders Portal. Please do not contact any officer of the council directly.
- Applicants are advised that all costs incurred either directly or indirectly in preparation, submission or otherwise related to this advertisement will be borne by them, and in no circumstances will the council be responsible for any such costs. Applicants are also advised that the council at its sole discretion acting reasonably and in good faith reserves the right to abandon the procurement at any stage prior to contract award.
- As part of a commitment to transparency the council is now publishing all spend over £500 each month. This includes spend on contracts, so the successful contractor should expect details of spend against the contract to appear on the council website www.islington.gov.uk. The council is also committed to publishing tender and contract documentation after contract award stage. Commercially sensitive information will be redacted from documentation. What constitutes commercially sensitive information is a matter for the council's sole discretion. However, tenderers will be invited to identify information they consider to be commercially sensitive in their tender return and this will be taken into account in the council forming a view.