

1718-0177- Recladding of Bridge School, Hungerford Road

Islington Council invites suitable expressions of interest from suppliers for 1718-0177- Recladding of Bridge School, Hungerford Road.

Current status / Background

The London Borough of Islington is seeking a design and build contractor to deliver a replacement rain screen cladding system on a mixed-use building in Hungerford Road, London N7.

The site currently has Category 2 cladding (some fire retardant properties) with no visible evidence of fire breaks or cavities. The occupancy of the building is shared with a primary school on the ground floor / first floors and residential dwellings on floors two to five.

The core objective of the project is the design and installation of a replacement non-combustible rain screen cladding system.

It is estimated that the installation of the scheme may cost in the region of £3,500,000 - £4,000,000. However, the Council is confident the bids received will be lower than the estimated value. The estimate excludes VAT, structural works, MEP Services Report, fixtures and fittings, removal and reinstatement of windows and doors, adaptation of rainwater goods, removal and replacement of balustrading, replacement of balcony soffits, site security, internal finishes and supporting Metsec system.

The target date for start onsite has been set as Q3 2019. Based on the scheme envisaged, we forecast that installation may take approximately eight months to complete.

We aim to appoint the successful contractor in February 2019. The council will immediately require the contractor to engage in Early Contractor Involvement (ECI) activities to ensure clarity on design, compliance, cost, programme and delivery.

The requirement

The aim of this procurement process is to secure a design and build contractor to work with the council and its appointed consultant team on an integrated open-book partnership basis from current scheme status through to detailed design and works execution. The scope of work the successful contractor may be required to undertake includes, although is not limited to, items as follows:

- Early contractor involvement activities
- Design co-ordination and progression
- Engagement with Building Control, fire safety consultants and cladding experts
- Surveys
- Enabling works
- Stakeholder management (including the school and residential building occupants)
- Communications
- Programming and phasing
- Cost development and control

- Sub contract / supply chain engagement and involvement
- Obtaining required statutory approvals – directly or via assisting the council as appropriate
- Construction
- Traffic management
- Defects management

All contracts between the council and the contractor will be let on the terms of the JCT Design and Build form of contract.

Lots

This contract is not being split into lots as this approach was not felt suitable for this project.

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 13 months from initial appointment, with an estimated works start date in March 2019.

Contract Value

The estimated value of this contract is £3,500,000-£4,000,000 over the maximum 13-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 quality 50% and cost 50%. Further details will be provided in the invitation to tender.

Cost 50%

Quality 50%, made up of:

Proposed approach to the methodology for mobilising, implementing and undertaking the delivery of the works (15%)

Proposed approach to communication and partnership working, including social value, building good working relationships, monitoring progress and problem resolution (10%)

Proposed approach to contract management and quality of finished build, (15%)

Proposed approach to supply chain management, including identification of materials (10%)

Total 100%

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

We reserve the right to interview leading bidders.

Procurement Process

The contract will be procured using the Restricted Procedure. The Restricted Procedure means the procurement process will be conducted in two stages.

The first stage will involve selecting a maximum of five (5) highest-scoring organisations through a selection questionnaire (SQ); however, this number could increase in the event of minimal differences in scores. All submissions will be subject to minimum requirements as stated in the SQ.

Prior to the issue of the tender pack, the council will undertake 1-1 briefings, at the site, with each of the organisations who were selected at the SQ stage. The second stage will be an evaluation of tenders then submitted by bidders.

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**:

<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 1718-0177- Recladding of Bridge School, Hungerford Road; category: 45262000-1 - Special trade construction works other than roof works.

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

Deadlines

The deadline for expressions of interest is: **Monday 3 December 2018 at 11.59am**

Submission of selection questionnaires by: **Monday 3 December 2018 at 12 noon (midday)**

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 [Islington Council: Council contracts](#). 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.