

2nd July 2021

RePP 21/987

Reply to [contracts@reenergisegroup.com](mailto:contracts@reenergisegroup.com)

Dear Sir / Madam,

## **Invitation to Pre-Qualification: Kingston Maurward College Low Carbon Heating Project Selection of Contractor(s) for Invitation to Tender to install 2 GSHP District Heating Networks**

### **Introduction**

The purpose of this pre-qualification is to provide you with detail about the Kingston Maurward College (KMC) project, so that you can advise us which aspects of the project you wish to bid for; and if any of these are of interest, to seek responses to the pre-qualification questionnaire. From these responses we will be selecting a shortlist of Contractors to issue an Invitation to Tender.

### **General**

ReEnergise Projects Limited (ReEnergise) has been appointed as Management Contractor for a project to install 2 district heat networks at Kingston Maurward College, Dorchester (the College), serving 24 buildings in total. These will use high temperature ground source heat pumps (GSHP) which will replace the existing oil and LPG boilers as the source of heating and hot water.

The College has obtained a Government Public Sector Decarbonisation Scheme (PSDS) grant which requires that the project must be completed by **31<sup>st</sup> March 2022**.

The system design is almost complete. The project will be delivered in two or more work packages each comprising one or more of the elements shown in Appendix A. This pre-qualification is for a contractor to contract directly with the College for the procurement and delivery of one or more work packages. We are not expecting any one contractor to complete the entire project and we are encouraging responses even if there is only one element of the project that is of interest. We would also like contractors to indicate which elements of the project play particularly to their strengths, in the comments column at Appendix A.

The allocation of elements of work into work packages will be determined after the PQQ responses have been seen, in order that contractor experience, expertise and interest can be taken into account, as well as the general nature of the work and layout of the project.

### **Requirement**

Interested parties are requested to reply to [contracts@reenergisegroup.com](mailto:contracts@reenergisegroup.com) by **Friday 9<sup>th</sup> July 2021**, indicating whether you will be submitting a full pre-qualification questionnaire (PQQ) response.

If you do wish to submit the full response, please submit the completed Expression of Interest questionnaire as set out in Appendix A and the full PQQ as set out in Appendix B, to [contracts@reenergisegroup.com](mailto:contracts@reenergisegroup.com) by **Monday 2<sup>nd</sup> August 2021**.



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## Project Overview

The project is split into 2 districts and a ground array as follows:

1. Main District:

Constitutes the majority of the buildings to be served. High temperature GSHPs with a total capacity of approximately 400kW will be required. These are to be located in a new prefabricated plant room, which will be sited on a slope and require a raised foundation slab. A new heat main (approx. length 500m) will connect the system to 13 existing heating systems (via heat exchangers) serving 19 buildings. In addition, the new district heating system will provide heat to a Visitors Centre, which is currently heated with electric heaters.

As well as the plant room foundation, builders work will be required to clear structures and create an access road to the plant room.

Electrical power to the new plant room will be provided under a separate contract.

All existing oil / LPG plant will need to be removed from the plant rooms.

2. Glasshouses District:

High temperature GSHPs with an approximate capacity of 224kW are to be located in an existing plant room. A new heat main (approx. length 100m) will connect the system to provide heat to 5 glasshouses already supplied from the plant room, plus the nearby Gardener's Cottage, currently heated by a wood burner.

Builders work may be required to create plinths for the new plant; plus a foundation slab for the thermal store, which will be located outside the plant room.

Existing oil plant will need to be removed from the plant room serving the glasshouses.

3. Ground Array:

Both districts will be supplied from a single large ground array of approximately 120,000m<sup>2</sup>, to be installed in nearby fields within the College grounds. The flow and return pipes will require a road crossing.

## Timetable

The following is an outline of the intended timetable. These are latest dates and will be accelerated if possible:

Serial	Activity	By Date
1	Design Complete	Thursday 15 <sup>th</sup> July 2021
2	Response to PQQ	Monday 2 <sup>nd</sup> August 2021
3	Tenderers selected	Friday 6 <sup>th</sup> August 2021
4	Issue of invitation to tender (ITT)	Monday 9 <sup>th</sup> August 2021
5	Tenderer's site visit	Week commencing Monday 16 <sup>th</sup> August 2021 (date TBC)
6	Tenders submitted	Friday 10 <sup>th</sup> September 2021
7	Tender Evaluation	Friday 24 <sup>th</sup> September 2021
8	Stand-still period	Friday 8 <sup>th</sup> October 2021
9	Contract award and order placement	Week commencing Monday 11 <sup>th</sup> October 2021
10	Mobilisation	End October 2021
11	Ground array complete	December 2021
12	Heat main installation complete	Early-February 2022
13	Plant room connections complete	Mid-February 2022
14	Commissioning	Early-March 2022

### Health & Safety and Safeguarding

The project will be conducted in a working sixth-form college and under CDM regulations. Health & Safety and safeguarding will be of the highest priority in the project.

**Health & Safety:** ReEnergise are Principal Designer and Principal Contractor for the project.

**Safeguarding:** All operatives must have at least Basic DBS clearance and supervisors must have Enhanced DBS clearance. Any movement outside of the contractor's compound either requires Enhanced DBS clearance or must be supervised by someone with Enhanced DBS clearance.

### Servicing and Call Out

Following the defects liability period, the College will enter into a servicing contract and wish to have a call out facility for resolving faults. It would be ideal if the contractor who provided and installed the plant was able to take on this commitment.

## PQQ Scoring

Based on the scores allocated to PQQ responses we intend to select a minimum of 3 and a maximum of 5 organisations for the ITT for each work package. Scores will be based on an objective assessment of the received PQQ responses against weighted criteria as follows:

40% Delivery Confidence

35% Quality / Experience

25% Reliance on sub-contractors.

Questions within each criteria carry the same weight.

Responses should evidence your organisation's ability to meet the evaluation criteria as follows:

**Delivery Confidence** - an assessment of material presented in response to PQQ questions 2, 4, 7 and 10. The assessment will consider the size of the organisation. Experience of delivering similar sized projects, or several smaller projects, would be an advantage, as demonstrated by turnover and profit.

**Quality / Experience** - an assessment of material presented in response to PQQ questions 5, 8 and 9. Experience of delivering a given work element within the context of a GSHP project will be taken into account in scoring and determining relative merit: it is a pre-requisite for consideration for work elements 1, 6, 7, 10 and 12, but not for the other work elements.

**Reliance on sub-contractors** - an assessment of material presented in response to PQQ questions 3 and 4. The assessment will consider the number of full-time employees in relation to the number of work elements your organisation is interested in tendering for. Ability to deliver works without the use of sub-contractors is preferred.

The following scoring methodology will be applied to each of the weighted categories:

**5/5 Excellent** - Responses provide a high level of confidence that the required service and delivery will be achieved.

**3/5 Good** - Responses provide a good level of confidence that the required service and delivery can be achieved

**1/5 Basic** – Responses provide only a limited level of confidence that the required service and delivery can be achieved.

**0/5 Unacceptable** – Unacceptable. No response, or the response provides little or no level of confidence that the required service and delivery can be achieved.

**Pass/Fail.** Scores of 0 for PQQ questions 7,8 and 10 will be considered a Fail overall and mean that the organisation will not be considered further for the project as a whole.

**Selection for ITT.** Based on the PQQ responses, the organisations that receive the highest evaluated scores will be selected for ITT for the relevant work package, or packages.

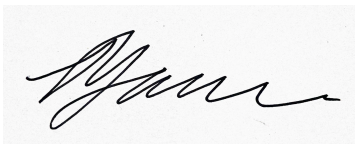
**Notification of Results.** On 6<sup>th</sup> August, organisations selected for ITT will be notified and informed of their evaluated scores. On the same date, the remaining organisations will be notified that they were not selected; they will be informed of their evaluated scores, the scores of the selected organisations, and receive an explanation as to why their responses were not sufficient.

**Questions.** Any questions should be emailed to [contracts@reenergisegroup.com](mailto:contracts@reenergisegroup.com)

All questions and responses will be made publicly available via the following Sharepoint link:

<https://reenergisegroup.sharepoint.com/:f:/s/RE/EmVKT4GfuR9lqJo4dM19JSABV4maPW4ohZbxWRJfKZWs-A?e=HP4wqb>

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Melanie', is shown on a light grey rectangular background.

**Melanie Lawrence**  
**Project Engineer**  
**ReEnergise Projects Limited**

## Appendix A to RePP 21/987 dated 2<sup>nd</sup> July 2021

### Expression of Interest Questionnaire

Please indicate below which elements of the works you would be interested in tendering for.

Work Element	Activity	Yes/No	Comment
1	Installation of horizontal ground arrays and connection to manifolds.		
2	Builders work to construct foundation for new plant room.		
3	Builders work to remove external structures and create access pathway from road to plant room.		
4	Strip out redundant existing plant from plant rooms.		
5	Builders work inside plant room if necessary (say for additional plinths)		
6	Procurement and placement of prefabricated plant room.		
7	Procurement and installation of GSHP plant and all ancillaries		
8	Trenching for and installation of new heat main between new and existing plant rooms.		
9	Installation of heat exchangers and connection of new heating flow and returns into existing heating systems		
10	Trenching for and installation of brine flow and return between plant room and ground array manifolds, including possible road crossing.		
11	Design and installation of a new wet systems to 2 buildings plus connection to new district heating systems.		
12	Ongoing servicing of the GSHP system including a call out response capability		

## Appendix B to 21/987 dated 2<sup>nd</sup> July 2021

### Pre-Qualification Questionnaire (PQQ)

Please provide the following information:

1. Point of contact and communication details.
2. Location from which the contract would be serviced.
3. Indicate – for each element of work of interest to you – whether that work would be done by employees or sub-contractors.
4. Please provide evidence that you have the required capacity to deliver the elements of work for which you wish to bid (including number of employees).
5. Experience with GSHP. Please include details of two reference jobs.
6. Servicing and call out capability and experience.
7. Last two sets of annual accounts, including turnover, profit, cash at bank and net assets if not provided in accounts published on Companies House.
8. Insurances carried, including public liability, employer's liability and professional indemnity. A minimum Public Liability insurance of £10,000,000 and a minimum Employers Liability insurance of £5,000,000 is required. PI cover of the lower of £2m and 2.0x contract value is required. (N.B that the project is intended to be divided into work packages and therefore contract values could be significantly less than the total project value).
9. Qualifications and accreditations – e.g. ISO 9001, Membership of the GSHP Association. (We are seeking to establish that organisations have suitable credentials for the elements of work in which they are interested).
10. Health and Safety record.