

UK-Worle: architectural, construction, engineering and inspection services

OJ S 42/2012 01/03/2012

Contract notice

Services

Directive 2004/18/EC

Section I: Contracting authority

---

**I.1. Name and addresses**

Official name: Knightstone Housing Association Limited

Postal address: Central office Station Road, Weston-super-Mare

Town: Worle

Postal code: BS22 6AP

Country: United Kingdom

Contact person: Ark Housing Consultancy

For the attention of: Leonie Lockwood

E-mail: [Knightstoneprocurementea@arkconsultancy.co.uk](mailto:Knightstoneprocurementea@arkconsultancy.co.uk)

Telephone: +44 1242252877

Fax: +44 1242228519

**Internet address(es):**

General address of the contracting authority: <http://knightstone.co.uk>

**Additional information can be obtained from:**

the abovementioned address

**Specifications and additional documents (including documents for competitive dialogue and a dynamic purchasing system) can be obtained from:**

the abovementioned address

**Tenders or requests to participate must be submitted:** the abovementioned address

**I.2. Type of the contracting authority**

Body governed by public law

**I.3. Main activity**

Housing and community amenities

**I.4. Contract award on behalf of other contracting authorities**

The contracting authority is purchasing on behalf of other contracting authorities: yes

Official name: Bristol Community Housing Foundation

Postal address: 400 Filton Avenue, Horfield

Town: Bristol

Postal code: BS7 0LJ

Country: United Kingdom

Official name: SHAL Housing Limited

Postal address: 2 King Square, Somerset

Town: Bridgwater

Postal code: TA6 3DG

Country: United Kingdom

Official name: Alliance Homes

Postal address: 40 Martingale Way

Town: Portishead  
Postal code: BS20 7AW  
Country: United Kingdom  
Official name: Arc Developments (South West) Ltd  
Postal address: Station Road Weston-super-Mare  
Town: Worle  
Postal code: BS22 6AP  
Country: United Kingdom

## Section II: Object of the contract

---

### II.1. Description

#### II.1.1. Title attributed to the contract by the contracting authority

Knightstone Housing Association - Employer's Agent and Clerk of Works Framework Agreement.

#### II.1.2. Type of contract and place of performance or delivery

Services

Service category No 12: Architectural services; engineering services and integrated engineering services; urban planning and landscape engineering services; related scientific and technical consulting services; technical testing and analysis services

Main site or place of performance: Bath and North East Somerset, Bristol, Mendip, North Somerset, Sedgemoor, South Gloucestershire, South Somerset, Taunton and West Somerset. NUTS code UKK11 Bristol, City of,UKK12 Bath and North East Somerset, North Somerset and South Gloucestershire,UKK23 Somerset

#### II.1.3. Information about a framework agreement or a dynamic purchasing system

The procurement involves the establishment of a framework agreement

#### II.1.4. Information about framework agreement

Framework agreement with a single operator

##### **Estimated total value of purchases for the entire duration of the framework agreement**

Estimated value excluding VAT:

Range: between 950 000,00 and 2 000 000,00 GBP

#### II.1.5. Short description of the contract or purchase(s)

Knightstone Housing Association seeks to establish a four (4) year framework agreement (the 'Framework Agreement') to secure framework partners to provide Employer's Agent and Clerk of Works consultancy services to support the delivery of its future new homes development programme. Successful Service Providers will provide consultancy services for works contracts that are predominantly new build housing schemes but may involve refurbishment and non-residential accommodation (retail, commercial, community and environmental projects).

JCT standard forms of contract, the NEC suite of contracts, bespoke development agreements and other partnering forms of contract may be used.

Service contracts will be awarded under the framework agreement on the basis of the criteria set out in the Invitation to Tender documentation. The specific services required from consultants may vary according to the project (but the full range of possible services will be set out in the ITT). Service Contracts will be awarded under the framework agreement either by way of direct call off or by mini-tender. Knightstone Housing Association (and other client organisations named at Annex A) reserve the right to award a service contract to a consultant

outside of the framework agreement. Service contracts called off under the framework may continue beyond the 4 year period of the framework, to coincide with completion of any particular scheme or programme of schemes, which commenced during the term of the framework agreement.

As the Framework is open to other organisations, all of the organisations listed at Annex A will be entitled to use the services of the Service Providers called off from the framework agreement.

**II.1.6. CPV code(s)**

71000000 Architectural, construction, engineering and inspection services, 71500000 Construction-related services

**II.1.7. Information about the Government Procurement Agreement (GPA)**

The procurement is covered by the Government Procurement Agreement: no

**II.1.8. Lots**

This contract is divided into lots: yes

**II.1.9. Information about variants**

Variants will be accepted: no

**II.2. Scope of the procurement**

**II.2.1. Total quantity or scope**

The range of expenditure for the 4 year period of the Framework Agreement is envisaged to be between 950 000 and 2 000 000 GBP.

Estimated value excluding VAT:

Range: between 950 000,00 and 2 000 000,00 GBP

**II.2.2. Information about options**

Options: no

**II.2.3. Information about renewals**

This contract is subject to renewal: no

**II.3. Duration of the contract or time limit for completion**

Information about lots

**1) Short description**

**2) CPV code(s)**

**3) Quantity or scope**

**4) Indication about different time frame or duration**

**5) Additional information about lots**

Title attributed to the contract by the contracting authority: Knightstone Housing Association - Employer's Agent and Clerk of Works Framework Agreement.

**Section III: Legal, economic, financial and technical information**

---

**III.1. Conditions related to the contract**

**III.1.1. Deposits and guarantees required**

### **III.1.2. Main financing conditions and payment arrangements and/or reference to the relevant provisions governing them**

As detailed in the Invitation to Tender Document.

### **III.1.3. Legal form to be taken by the group of economic operators to whom the contract is to be awarded**

Jointly and Severally Liable.

### **III.1.4. Contract performance conditions**

The performance of the contract is subject to particular conditions: yes

Description of particular conditions: Continuation as a Service Provider on the Framework will be subject to a satisfactory review of performance across a range of relevant performance criteria which will be detailed in the Invitation to Tender documents.

## **III.2. Conditions for participation**

### **III.2.1. Suitability to pursue the professional activity, including requirements relating to enrolment on professional or trade registers**

List and brief description of conditions: Relevant details will be provided in the Pre Qualification Questionnaire.

### **III.2.2. Economic and financial ability**

List and brief description of conditions: Bidders will be required to complete a Pre-Qualifying Questionnaire (PQQ) consistent with the provisions of Directive 2004/18/EC.

Minimum level(s) of standards possibly required: As set out in the PQQ.

### **III.2.3. Technical and professional ability**

List and brief description of conditions:

Bidders will be required to complete a Pre-Qualifying Questionnaire (PQQ) consistent with the provisions of Directive 2004/18/EC.

Minimum level(s) of standards possibly required:

As set out in the PQQ.

### **III.2.4. Information about reserved contracts**

## **III.3. Conditions specific to services contracts**

### **III.3.1. Information about a particular profession**

Execution of the service is reserved to a particular profession: no

### **III.3.2. Information about staff responsible for the performance of the contract**

Obligation to indicate the names and professional qualifications of the staff assigned to performing the contract: no

## **Section IV: Procedure**

---

### **IV.1. Type of procedure**

#### **IV.1.1. Type of procedure**

Restricted

#### **IV.1.2. Information about the limits on the number of candidates to be invited**

Envisaged minimum number 5: and Maximum number 12

Objective criteria for choosing the limited number of candidates: As detailed in the Pre Qualification Questionnaire.

**IV.1.3. Information about reduction of the number of solutions or tenders during negotiation or dialogue**

**IV.2. Award criteria**

**IV.2.1. Award criteria**

The most economically advantageous tender in terms of Price is not the only award criterion and all criteria are stated only in the procurement documents

**IV.2.2. Information about electronic auction**

An electronic auction will be used: no

**IV.3. Administrative information**

**IV.3.1. File reference number attributed by the contracting authority**

**IV.3.2. Previous publication concerning this procedure**

no

**IV.3.3. Conditions for obtaining specifications and additional documents or descriptive document**

Payable documents: no

**IV.3.4. Time limit for receipt of tenders or requests to participate**

5.4.2012 - 12:00

**IV.3.5. Estimated date of dispatch of invitations to tender or to participate to selected candidates**

30.4.2012

**IV.3.6. Languages in which tenders or requests to participate may be submitted**

English.

**IV.3.7. Minimum time frame during which the tenderer must maintain the tender**

**IV.3.8. Conditions for opening of tenders**

**Section VI: Complementary information**

---

**VI.1. Information about recurrence**

This is a recurrent procurement: no

**VI.2. Information about European Union funds**

The procurement is related to a project and/or programme financed by European Union funds: no

**VI.3. Additional information**

A PQQ must be completed and returned with the request to participate. To obtain a PQQ please use the email address [knightstoneprocurementea@arkconsultancy.co.uk](mailto:knightstoneprocurementea@arkconsultancy.co.uk). Bidders can request a PQQ until 17:00, Thursday 29.3.2012. The contracting authority will not

accept requests for PQQ's after this date. Bidders who request a PQQ will also be provided with a MOI (Memorandum of Information), which provides outline information in relation to the services being procured.

These services will cover projects across a range of locations that form the focus of Knightstone's development activity comprising, but not restricted to, the local authority areas of Bath and North East Somerset, Bristol, Mendip, North Somerset, Sedgemoor, South Gloucestershire, South Somerset, Taunton and West Somerset.

The framework will also be open to the following organisations:

Arc Developments (South West) Limited.

Knightstone's Key West Consortium, including Bristol Community Housing Foundation, SHAL Housing, Alliance Homes and future members.

No call off contracts are guaranteed to those appointed to the framework and Knightstone Housing Association reserves the right not to put in place a framework in relation to this notice.

No compensation or other costs of any kind will be paid if Knightstone Housing Association decides not to award a framework agreement for any reason. Bidders should take part in this process only on the basis that they fully understand and accept this position.

All documents to be priced in Sterling and all payments to be made in Sterling.

#### **VI.4. Procedures for review**

##### **VI.4.1. Review body**

##### **VI.4.2. Review procedure**

Precise information on deadline(s) for review procedures: Knightstone will incorporate a minimum 15 calendar day Standstill Period following notification to unsuccessful applicants of the award decision. This period allows unsuccessful tenderers to seek further debriefing from the Contracting Authority before the contract is entered into. If an appeal regarding the award of contract has not been successfully resolved, the Public Contracts (Amendment) Regulations 2009 (SI2009/2992) provide for aggrieved parties who have been harmed or at risk of harm by breach of the Rules to take action in the High Court (England, Wales and Northern Ireland). Any such action must be brought within 3 months. Where a contract has not been entered into, the Court may order the setting aside of the award decision, or order the Contracting Authority to amend any document and may award damages. If the contract has been entered into the Court may generally only award damages.

##### **VI.4.3. Service from which information about the review procedure may be obtained**

Official name: Caroline Hughes

Postal address: Central office Station Road, Weston-super-Mare

Town: Worle

Postal code: BS22 6AP

Country: United Kingdom

Telephone: +44 1934524300

Internet address: <http://knightstone.co.uk>

##### **VI.5. Date of dispatch of this notice**

27.2.2012