

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

OJ S 43/2012 02/03/2012

Contract notice

Services

Directive 2004/18/EC

Section I: Contracting authority

I.1. Name and addresses

Official name: Scape System Build Limited

Postal address: 4th Floor, Pearl House, 5 Friar Lane

Town: Nottingham

Postal code: NG1 6BT

Country: United Kingdom

For the attention of: Paul Bottrill

E-mail: tenders@scapebuild.co.uk

Telephone: +44 1159583200

Fax: +44 1159583232

Internet address(es):

General address of the contracting authority: www.scapebuild.co.uk

Address of the buyer profile: www.scapebuild.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

Other: Scape System Build is a company entirely owned and controlled by 6 english local authorities, whose main activities are procurement, design, construction and property management related work.

I.3. Main activity

Other: Procurement, design, construction and property management related work

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

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

Section II: Object of the contract

II.1. Description

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

Scape Asset Management, Surveying and Design Services Framework.

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: United Kingdom.

NUTS code UK United Kingdom

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

Duration of the framework agreement

Duration in years: 4

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

Estimated value excluding VAT:

Range: between 50 000 000,00 and 100 000 000,00 GBP

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

Scapa wishes to establish a framework agreement for use by or on behalf of public sector bodies (and their respective statutory successors and organisations created as a result of re-organisations or organisational changes).

Applications are invited from experienced providers of asset management, building surveying and design (architecture, structural engineering, building services engineering and CDM coordination) services who can provide high quality professional services and advice using a customer focused approach particularly in the public sector.

The provider will be expected to work closely, and co-operate with local government and other contracting authorities, in-house and external design consultants, contractors and other partner providers. All contract performance will be monitored using a set of comprehensive performance indicators.

The public sector bodies to whom the use of this framework agreement will be open, include without limitation, the following in the geographical area stated in II.1.2 (and any future successors to these organisations):

- Central Government Departments, Executive Agencies and NDPBs <http://www.direct.gov.uk/en/DI1/Directories/A-ZOfCentralGovernment/index.htm>,
- Public Corporations,
- British Broadcasting Corporation (BBC),
- BNFL plc,
- Export Credits Guarantee Department,
- Nuclear Decommissioning Authority,
- Royal Mail Group plc,
- United Kingdom Atomic Energy Authority,
- Urenco,
- Partnerships UK,
- Royal Mint,
- ABRO,
- Defence Aviation Repair Agency (DARA),
- Defence Science and Technology Laboratory (Dstl),
- Met Office,
- UK Hydrographic Office,
- Forensic Science Service,
- NATS,

- Actis Capital LLP,
- CDC Group plc,
- Working Links Limited,
- British Waterways Authority,
- Covent Garden Market Authority,
- Channel 4,
- The Tote,
- Ordnance Survey,
- QEII Conference Centre,
- Northern Ireland Water,
- Scottish Water,
- Local Authorities.
http://www.direct.gov.uk/en/DI1/Directories/Localcouncils/AToZOfLocalCouncils/DG_A-Z_LG).
- NDPBs.
<http://www.civilservice.gov.uk/recruitment/departments-and-accredited-ndpbs/a-f>
<http://www.civilservice.gov.uk/recruitment/departments-and-accredited-ndpbs/g-l>
<http://www.civilservice.gov.uk/recruitment/departments-and-accredited-ndpbs/m-r>
<http://www.civilservice.gov.uk/recruitment/departments-and-accredited-ndpbs/s-z>
- National Parks Authorities <http://www.nationalparks.gov.uk/>,
- Educational Establishments in England and Wales, maintained by the Department for Children, Schools and Families including Schools, Universities and Colleges but not Independent Schools.
<http://www.edubase.gov.uk/search.xhtml>;
[jsessionid=4767F89630A039E98FE593093D577013?clear=true](http://www.edubase.gov.uk/search.xhtml?sessionid=4767F89630A039E98FE593093D577013?clear=true).
- Airport Authorities and other bodies associated with public safety.
www.caa.co.uk.
- Social Enterprises within Culture and Leisure.
www.sporta.org/.
- Police Forces in the United Kingdom.
<http://www.police.uk/>.
- Fire and Rescue Services (including Scotland, Wales and Northern Ireland).
<http://www.fireservice.co.uk/information/ukfrs>
- NHS Bodies England including Acute Trusts, Ambulance Trusts, Primary Care trusts,
- Care Trusts, NHS Hospital Trusts, Foundation Trusts, Strategic Health Authorities,
- Mental Health Trusts, Special Health Authorities, Community Health Councils, Local,
- Health Boards, NHS Trusts, including Ambulance Trusts.
<http://www.dh.gov.uk/en/Aboutus/OrganisationsthatworkwithDH/Armslengthbodies/Categorisationofarmslengthbodies/index.htm>
<http://www.nhs.uk/servicedirectories/Pages/PrimaryCareTrustListing.aspx> <http://www.general-practitioners-uk.co.uk/>
- Hospices,
- Hospices in UK including Scotland, Wales and Northern Ireland.
http://www.hauraki.co.uk/hospice_uk/.
- Registered Social Landlords (Housing Associations).
<http://portal.tenantservicesauthority.org/>
- Third Sector and Charities.
<http://www.charity-commission.gov.uk/> <http://www.hmrc.gov.uk/charities/charities-search.htm> <http://www.oscr.org.uk/>.
- Citizens Advice.

- http://www.citizensadvice.org.uk/index/aboutus/citizens_advice_offices.htm.
- Scottish Public Bodies,
- Scottish Government.
<http://www.scotland.gov.uk/Home>.
- Scottish Local Authorities.
<http://www.scotland-excel.org.uk/customers/index.asp>.
- Scottish Agencies, NDPBs.
<http://www.scotland.gov.uk/Topics/Government/public-bodies/about/Bodies>.
- Scottish NHS Bodies.
<http://www.scotland.gov.uk/Topics/Health/NHS-Scotland/Boards>.
- Scottish Further and Higher Education Bodies.
http://www.sfc.ac.uk/about_the_council/council_funded_institutions/council_funded_institutions.aspx.
- Scottish Police.
<http://www.scottish.police.uk/>.
- Scottish Fire and Rescue.
http://www.dontgivefireahome.com/fire_safety/1347.html.
- Scottish Housing Associations.
http://www.sfha.co.uk/component/option,com_membersdir/Itemid,149/view,membersdir/.
- Scottish Parliament.
<http://www.scottish.parliament.uk/index.aspx>.
- Scotland Citizens Advice.
<http://www.cas.org.uk/find-a-bureau/all-scottish-bureaux>.
- Scottish Schools,
- Primary Schools.
<http://www.ltscotland.org.uk/scottishschoolsonline/index.asp?schoolsearchstring=&addresssearchstring=&authority=&strTypes=isprimaryschool&bSubmit=1&Submit=Search>.
- Secondary Schools.
<http://www.ltscotland.org.uk/scottishschoolsonline/index.asp?schoolsearchstring=&addresssearchstring=&authority=&strTypes=issecondaryschool&bSubmit=1&Submit=Search>.
- Special Schools.
<http://www.ltscotland.org.uk/scottishschoolsonline/index.asp?schoolsearchstring=&addresssearchstring=&authority=&strTypes=isspecial&bSubmit=1&Submit=Search>.
- Welsh Public Bodies National Assembly for Wales, Welsh Assembly Government and Welsh,
- Local Authorities.
<http://www.assemblywales.org/abthome/abt-links.htm> <http://new.wales.gov.uk/?lang=en>
http://www.direct.gov.uk/en/dl1/directories/localcouncils/dg_065241.
- NHS Wales.
<http://www.wales.nhs.uk/ourservices/directory>.
- NHS Wales GP Practices.
<http://www.wales.nhs.uk/ourservices/directory>.
- NI Public Bodies,
- Northern Ireland Government Departments.
<http://www.northernireland.gov.uk/gov.htm>.
- Northern Ireland Public Sector Bodies and Local Authorities.
<http://www.northernireland.gov.uk/az2.htm>.
- Schools in Northern Ireland.
<http://www.deni.gov.uk/index/85-schools.htm>.
- Further and Higher Education in Northern Ireland.

- <http://www.unixl.com/info/northern-ireland.htm>.
- Health and Social care in Northern Ireland.
<http://www.hscni.net/index.php?link=hospitals>
<http://www.hscni.net/index.php?link=boards>
<http://www.hscni.net/index.php?link=agencies>
<http://www.hscni.net/index.php?link=councils>
<http://www.centuralservicesagency.com/files/currentmedicallists/file/Northern%20Ireland%20Practice%20List.xls>.
 - Police Service of Northern Ireland.
<http://www.psnipolice.uk/index.htm>.
 - Citizens Advice Northern Ireland.
<http://www.citizensadvice.co.uk/en/Where-We-Are/Bureaus/>
<http://www.citizensadvice.co.uk/en/About-Us/Contact/>.
 - All other contracting authorities cited by name in Regulation 3 of and/or Schedule 1 to the Public Contracts Regulations 2006 (as amended),
 - All other contracting authorities cited by class in Regulation 3 of and/or Schedule 1 to the Public Contracts Regulations 2006 (as amended),
 - All other bodies who are Utilities, and who are cited by name in Schedule 1 to the Utilities Contracts Regulations 2006,
 - All other bodies who are Utilities, and who are cited by class in Schedule 1 to the Utilities Contracts Regulations 2006.
- There will be no obligation on either Scape System Build Limited or any other contracting authority to enter into call off contracts with the provider appointed nor will any guarantee be given as to the quantity, value or regularity of call off contracts to be made.

II.1.6. CPV code(s)

71000000 Architectural, construction, engineering and inspection services, 71200000 Architectural and related services, 71210000 Advisory architectural services, 71220000 Architectural design services, 71230000 Organisation of architectural design contests, 71240000 Architectural, engineering and planning services, 71250000 Architectural, engineering and surveying services, 71300000 Engineering services, 71310000 Consultative engineering and construction services, 71320000 Engineering design services, 71330000 Miscellaneous engineering services, 71340000 Integrated engineering services, 71350000 Engineering-related scientific and technical services, 71400000 Urban planning and landscape architectural services, 71410000 Urban planning services, 71420000 Landscape architectural services, 71500000 Construction-related services, 71510000 Site-investigation services, 71520000 Construction supervision services, 71530000 Construction consultancy services, 71540000 Construction management services, 71800000 Consulting services for water-supply and waste consultancy, 70000000 Real estate services, 70100000 Real estate services with own property, 70110000 Development services of real estate, 70300000 Real estate agency services on a fee or contract basis, 70330000 Property management services of real estate on a fee or contract basis

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

The procurement is covered by the Government Procurement Agreement: yes

II.1.8. Lots

This contract is divided into lots: no

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 estimated total spend, although not guaranteed, will be approximately 50 000 000 GBP – 100 000 000GBP and will include the provision of professional services and advice on property and related assets owned, rented or leased by any of the Contracting Authorities who may use this framework, or on property and related assets in which any of the Contracting Authorities may have an interest at the time or prospectively.

Estimated value excluding VAT:

Range: between 50 000 000,00 and 100 000 000,00 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

Duration in months: 48 (from the award of the contract)

Section III: Legal, economic, financial and technical information

III.1. Conditions related to the contract

III.1.1. Deposits and guarantees required

The deposits, guarantees or bonds required by the contracting authority will be set out in the contract documents.

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

Tender pricing must be in pounds sterling (GBP). Payments made under the framework agreement awarded will be in pounds sterling (GBP). A Management charge in the form of a percentage of the value of each call off contract awarded under the framework agreement will be levied by the contracting authority on the successful provider in order to cover the costs of establishing and managing the framework agreement. Further information will be made available in the invitation to tender documentation and the framework agreement itself. See contract documents for further details.

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

No special legal form is required, but if a contract is awarded to a consortium which is not a legal entity, the framework agreement will require a lead provider to be named which shall accept responsibility for all the obligations of the members and the framework agreement will impose joint and several liability on the consortium members.

III.1.4. Contract performance conditions

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

Description of particular conditions: Other particular conditions will be set out in the contract documents contained in the invitation to tender.

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: Participants will be required to complete a pre qualification questionnaire (PQQ) available on request from the contact in section I. See also Regulation 23 of the Public Contract Regulations 2006 (as amended).

III.2.2. Economic and financial ability

List and brief description of conditions: Participants will be required to complete the PQQ including the financial and economic standing requirements as set out in the PQQ. See also Regulation 24 of the Public Contracts Regulations 2006 (as amended).

Minimum level(s) of standards possibly required: Participants will need a minimum annual turnover of 37 500 000 GBP.

Employers liability insurance (min 10 000 000 GBP).

Public liability insurance (min 10 000 000 GBP).

Professional indemnity insurance (min 5 000 000 GBP).

Participants will need to have a minimum annual turnover as stated and the stated minimum levels of insurance cover, each on an "each and every claim basis":

III.2.3. Technical and professional ability

List and brief description of conditions:

Technical requirements are set out in the PQQ. See also Regulation 25 of the Public Contract Regulations 2006 (as amended).

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 number of candidates: 6

Objective criteria for choosing the limited number of candidates: The contracting authority intend to invite 6 candidates to submit tenders on the basis of the order of ranking of candidates which have passed all the pass/fail elements at the PQQ stage at which the criteria referred to in Part 4 of the Public Contracts Regulations (implementing Articles 45-52 inclusive of Directive 2004/18/EC) will be assessed and marked.

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

H2667

IV.3.2. Previous publication concerning this procedure

no

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

Time limit for receipt of requests for documents or for accessing documents: 3.4.2012 - 13:00
Payable documents: no

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

10.4.2012 - 13:00

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

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

The contracting authority, in conjunction with the public bodies interested in utilising the framework arrangement contemplated by this procurement, intend to transform the manner in which asset and property management, building surveying and construction projects are designed, procured and managed nationally. They will adopt the principles of partnering through the development of longer term relationships through the supply chain, integrated design and construction teams, shared risk/rewards and performance management. The partnering ethos will involve a partner selected for their capability and commitment to these principles. It will include target fee setting, open book accounting, shared problem solving, and a strong commitment to all aspects of continuous improvement. A key feature of this approach will be to develop a spirit of mutual trust and teamwork throughout the supply chain. The framework arrangements may be used by public bodies as set out in paragraph II.1.5 above.

To achieve continuity in the availability of a framework arrangement, Scape will review future service requirements and capacity from year 2 to determine when to carry out its next parallel tender exercise in the range stipulated.

Note that the PQQ contains important information background and contextual information, together with exclusion clauses relating to the fact that the contracting authority may terminate or suspend this procurement at any time, without cost or liability to the contracting authority. The contract conditions will be set out in the Invitation to Tender documents. Interested companies will be required to complete a pre-qualification questionnaire (PQQ) and companies must demonstrate commitment to partnering including working with clients and their partners, shared, problem solving and continuous improvement. Any queries relating to the technical aspect of the works should be made to the contact in I.1. Breakdown of the evaluation criteria will be detailed in the tender documents. An indicative procurement timetable is included in the PQQ.

The Common Procurement Vocabulary stated in II.1.6 are deemed to include, for the avoidance of doubt, the Category and Sub-category codes below the CPV codes stated, i.e. 71250000 is deemed to include 71251000.

VI.4. Procedures for review

VI.4.1. Review body

VI.4.2. Review procedure

Precise information on deadline(s) for review procedures: The Contracting Authority will incorporate a minimum 10 calendar day standstill period (or 15 days where non-electronic or fax methods are used) at the point that an award decision notice is communicated to tenderers. The award decision notice will specify the criteria for the award of the framework agreement, the reasons for the decision, including the characteristics and relative advantages, the name and score of the successful tender; and will specify when the standstill period is expected to end or the date before which the Contracting Authority will not conclude the framework agreement. If an appeal regarding the award of a contract has not been successfully resolved, the Public Contracts Regulations 2006, as amended by the Public Contracts (Amendment) Regulations 2009 and the Public Procurement (Miscellaneous Amendments) Regulations 2011, set out the time frame within which aggrieved parties who have been harmed or are at risk of a breach of the rules may take action in the High Court (England, Wales and Northern Ireland).

Any such action must be brought within 30 days from the date when the economic operator in question first knew or ought to have known that grounds for the bringing of proceedings had arisen. The Court may extend the 30 day period in a particular case if it considers that there is good reason for so doing, up to a period of 3 months from the actual or deemed date of knowledge of the economic operator.

The Court may order the setting aside of the award decision or may order the Contracting Authority to amend any document and may award damages. If the framework agreement has been entered into the Court may make a declaration of ineffectiveness or may order that the duration of any relevant specific contract be shortened and additionally may award damages. The time limit for seeking such a declaration is generally 30 days from notification of the award (either by award decision notification or contract award notice depending on the circumstances) or otherwise 6 months.

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

VI.5. Date of dispatch of this notice

29.2.2012

