

UK-London: Construction work
OJ S 82/2013 26/04/2013
Contract notice
Works

Directive 2004/18/EC

Section I: Contracting authority

I.1. Name and addresses

Official name: The Mayor and Burgesses of the London Borough of Haringey

Postal address: Floor 5, Alexandra House, 10 Station Road, Wood Green

Town: London

Postal code: N22 7TR

Country: United Kingdom

Contact person: Construction Procurement Group

E-mail: majorworks@homesforharingey.org

Telephone: +44 2084891073

Fax: +44 2084891917

Internet address(es):

Address of the buyer profile: www.haringey.gov.uk

Electronic access to information: www.delta-esourcing.com

Electronic submission of tenders and requests to participate: www.delta-esourcing.com

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

Regional or local authority

I.3. Main activity

General public services

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: no

Section II: Object of the contract

II.1. Description

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

Major Works Programme.

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

Works

Realisation, by whatever means of work, corresponding to the requirements specified by the contracting authorities

NUTS code UKI2 Outer London

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 several operators

Number Envisaged maximum number of participants to the framework agreement: 4

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: 240 000 000 GBP

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

Construction work. Refurbishment work. Roof works and other special trade construction works. Asbestos-removal work. Construction work for houses. Electrical installation work. Lift installation work. Mechanical installations. Preventive maintenance services. Sheltered housing construction work. Repair and maintenance services of building installations. Roof repair and maintenance work. Miscellaneous repair and maintenance services. Plumbing and sanitary works. Installation of fitted kitchens. The London Borough of Haringey intends to establish a framework agreement for the delivery of the capital programme which includes but is not limited to the following programme for the Council existing housing stock (21 000 dwellings of which 4 500 have been sold as leasehold properties).

The capital programme is expected to include (but not limited to):

- Decent Homes (DHs) which includes the replacement or renewal of the building components
- Planned Preventative Maintenance (PPM) works which includes cyclical external and internal communal decoration works and pre decoration repairs to block dwellings and street properties.

The following works could be included with or separate to the above work (list not limited to):

- Electrical Works
- Mechanical Works
- Lift Replacement
- Structural Repairs which includes surveying, monitoring and structural repairs and underpinning to dwellings.
- Major Void Works which includes the refurbishment of empty properties to bring them up to current day standards.
- Environmental Improvements which includes Estate Improvement Works
- Conversions/Extensions/Adaptations of dwellings
- Energy Efficiency works
- Asbestos surveys and removal works to internal and external aspects of Haringey properties
- Any improvements, reinstatement or associated works.

The Authority is seeking expressions of interest from applicants experienced in carrying out high quality capital works for public bodies, including works in occupied properties.

The Authority anticipates that individual projects may be awarded using a 'management contracting' type approach whereby the applicant is responsible for the integration and programming of the specialists involved.

Alternatively, the Authority is also keen to explore the benefits and costs of a traditional main contractor approach, where the applicant is responsible for the performance of the specialists appointed under a traditional sub-contract arrangement.

The authority anticipates that individual projects may be awarded to the successful applicants

based on an approach where they will be expected to work with a number of established supply chain members through the Supply Chain Management Group.

<http://www.supplychainmanagementgroup.org/>

Therefore, bidders will be invited to submit proposals and prices based on both approaches. This will be detailed in the tender documents.

It is expected that the delivery contract for each option will be based on an amended form of the PPC2000 (2008) Project Partnering Contract.

The Authority intends to award call-off contracts for two year programmes of work. The initial call offs for the first two years programme (call off 1) will be let on the commencement of the framework to the two contractors providing the Most Economically Advantageous Tenders (MEAT).

Subsequently, the Authority anticipates making two further call off programme awards for two years each around the second anniversary of the framework (call off 2) and prior to expiry (call off 3). Accordingly, the final two years call-offs will last beyond the expiry of the framework agreement itself. In addition, the Authority maintains its discretion to award further ad-hoc packages of work as and when required.

The Authority anticipates the subsequent call-off contracts for the award of second and third programme awards and for any other ad hoc packages of work within the scope of the Framework Agreement shall be let by using mini-competitions in accordance with the Framework Agreement or by direct award.

The framework agreements and other contract documents will maximise the Authority's flexibility to award packages of work as required. In particular, the Authority anticipates that the documents may facilitate the appointment of reserve contractors in respect of each two-year programme of works. In those circumstances, Haringey will reserve the right to award packages of works to the reserve contractors in the event that the appointed contractor fails to perform.

II.1.6. CPV code(s)

45000000 Construction work, 45453100 Refurbishment work, 45260000 Roof works and other special trade construction works, 45262660 Asbestos-removal work, 45211100 Construction work for houses, 45310000 Electrical installation work, 45313100 Lift installation work, 45350000 Mechanical installations, 50324200 Preventive maintenance services, 45211200 Sheltered housing construction work, 50700000 Repair and maintenance services of building installations, 45261900 Roof repair and maintenance work, 50800000 Miscellaneous repair and maintenance services, 45330000 Plumbing and sanitary works, 45421151 Installation of fitted kitchens

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 framework will be established for a period of 4 years.

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

Section III: Legal, economic, financial and technical information

III.1. Conditions related to the contract

III.1.1. Deposits and guarantees required

Parent company guarantee or bond (as applicable)

Details will be set out in the PQQ pack and tender documents.

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

Will be specified in the Tender Documents.

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

Joint and several liability in the event of a joint bid.

The Authority may require organisations who are successful on a joint bid to establish a separate legal entity for the purposes of entering into the framework agreement.

III.1.4. Contract performance conditions

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

Description of particular conditions: Under the framework agreement(s) and contract(s) awarded pursuant to this Contract Notice, the successful applicants and any supply chain will be required to actively participate in the achievement of social and/or environmental objectives relating to recruitment and training and supply chain initiatives and environmental and social sustainability. Accordingly, the contract performance conditions may relate in particular to social and/or environmental requirements.

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: The Authority will apply all the offences listed in Article 45(1) of Directive 2004/18/EC (implemented as Regulation 23(1) of the Public Contract Regulations (PCR) 2006 in the UK) and all of the professional misconducts listed at Article 45 (2) of Directive 2004/18/EC (see also Regulation 23(2) in the PCR 2006) to the decision of whether a Candidate is eligible to be invited to tender.

A full list of the Regulation 23(1) and 23(2) criteria are at <http://www.delta-esourcing.com/delta/project/reasonsForExclusion.html#pcr>

Candidates will be required to answer these questions as part of the qualification process. For candidates who are registered overseas, you will need to declare if you have any offences /misconduct under your own countries laws, where these laws are equivalent to the Regulation 23 lists.

Candidates who have been convicted of any of the offences under Article 45(1) are ineligible and will not be selected to bid, unless there are overriding requirements in the general interest for doing so.

Candidates who are guilty of any of the offences, circumstances or misconduct under Article 45

(2) may be excluded from being selected to bid at the discretion of the Authority. Other questions relating to the suitability of the applicant to be included on the framework will be in accordance with Article 45 to 52 of Directive 2004/18/ EC and Regulation 23 to 29 of the PCR 2006 and as set out in the Pre-Qualification Questionnaire pack available from the address in section I.1.

III.2.2. Economic and financial ability

List and brief description of conditions: The Authority will undertake a Dun and Bradstreet credit check on applicants and the minimum acceptable rating from this check and alternative checking procedures are noted in the Pre-Qualification Questionnaire pack available from the address in section I.1. An award of contract will not be made where the applicant's annual turnover is less than GBP 38million. Consortia applications may be submitted (and the same requirement applies with regards to consortium applications).

Minimum level(s) of standards possibly required: The value of works which can be divided between the companies will be the amount of work in that particular year. The expected overall range is GBP 20m to GBP 50m per annum. As the work will be divided between a number of the applicants chosen will have to meet the anticipated rolling programme of work. The turnover limits of all the successful applicants must meet the overall turnover value based on 40 % of the applicant's annual turnover. The maximum concurrent project value in any one year with any one contractor, based on the 2014/2015 programme, is approximately GBP 15 200 000. Therefore, your organisations turnover, based on this figure must be a minimum of GPB 38 000 000.

III.2.3. Technical and professional ability

List and brief description of conditions:

Will be specified in the Pre-Qualification Questionnaire pack and Tender Documents.

Minimum level(s) of standards possibly required:

Will be specified in the Pre-Qualification Questionnaire pack and Tender Documents.

III.2.4. Information about reserved contracts

III.3. Conditions specific to services contracts

III.3.1. Information about a particular profession

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

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 8: and Maximum number 10

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

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**

MWP 2014

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: 22.5.2013 - 13:00
Payable documents: no

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

23.5.2013 - 13:00

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

12.6.2013

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

(1) The Contracting Authority is the Mayor and Burgesses of the London Borough of Haringey.

(2) The Contracting Authority has a duty to deliver Best Value and Performance Improvement in

accordance with the UK-Local Government Act 1999 and the UK-Audit Commission Act 1998. The requirements under these two UK-Acts will have been considered and reflected in the Contracting Authority's tender evaluation criteria and weightings.

(3) The applicant will be required as a condition of contract to comply with: the Contracting Authority's Contract Procedure rules a copy of which can be obtained from Construction Procurement Group using contact details in I.1.

(4) Applicants must read through this set of instructions and follow the process to respond to

this opportunity.

(5) The Authority reserves the right not to award a framework agreement or to award a framework agreement for part or parts of the services only.

(6) Appointment to a framework agreement is not a guarantee of work or any volume of work under the framework.

(7) Applicants are to bear their own costs of expressing an interest and/or tendering in relation to the framework agreement and the Authority will have no liability to any applicant in relation to such costs.

For more information about this opportunity, please visit the Delta eSourcing portal at:

<https://www.delta-esourcing.com/tenders/UK-UK-London:-Construction-work./QJ39J6M565>

To respond to this opportunity, please click here:

<https://www.delta-esourcing.com/respond/QJ39J6M565>

GO Reference: GO-2013423-PRO-4752893

VI.4. Procedures for review

VI.4.1. Review body

Official name: High Court of England and Wales

Postal address: Royal Courts of Justice, Strand

Town: London

Postal code: WC2A 2LL

Country: United Kingdom

VI.4.2. Review procedure

Precise information on deadline(s) for review procedures: In accordance with the Public Contracts Regulations 2006 (as amended).

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

Official name: Cabinet Office

Postal address: 70 Whitehall

Town: London

Postal code: SW1A 2AS

Country: United Kingdom

VI.5. Date of dispatch of this notice

23.4.2013