

United Kingdom-Coventry: Construction consultancy services

OJ S 77/2018 20/04/2018

Contract notice

Services

Legal Basis:

Directive 2014/24/EU

Section I: Contracting authority

I.1. Name and addresses

Official name: The ExtraCare Charitable Trust

Postal address: 7 Harry Weston Road, Binley

Town: Coventry

NUTS code: UKG33 Coventry

Postal code: CV3 2SN

Country: United Kingdom

Contact person: Ark Consultancy Limited

E-mail: extracareprocurement@arkconsultancy.co.uk

Telephone: +44 1215153831

Fax: +44 1215153923

Internet address(es):

Main address: <http://www.extracare.org.uk>

I.3. Communication

The procurement documents are available for unrestricted and full direct access, free of charge, at: <https://tendermanagement.launchcontrol-systems.com/register/index/988120a99c>

Additional information can be obtained from the abovementioned address

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

I.4. Type of the contracting authority

Body governed by public law

I.5. Main activity

Housing and community amenities

Section II: Object

II.1. Scope of the procurement

II.1.1. Title

Consultant Frameworks for Architect, Employers Agent/QS and Mechanical and Electrical Services

II.1.2. Main CPV code

71530000 Construction consultancy services

II.1.3. Type of contract

Services

II.1.4. Short description

The ExtraCare Charitable Trust was established in 1988 and operates retirement villages and smaller housing developments around their Midlands base and further south. They currently have more than 3 800 homes within Housing Schemes and Villages at different locations. These are available to older people in their local area for affordable rent, shared ownership and leasehold sale.

ExtraCare is procuring on behalf of itself or on behalf of other bodies where ExtraCare is providing a consultancy or advisory service for the development of extracare housing. This procurement process will establish 3 Frameworks, one each for Architectural, Employer's Agent and Cost Management and Mechanical and Electrical Consultancy Services. The frameworks will run for a period of 8 years and will provide the required consultancy services for Extracare's programmes for refurbishment of existing schemes and the construction of new build retirement facilities.

II.1.5. Estimated total value

Value excluding VAT: 11 000 000,00 GBP

II.1.6. Information about lots

This contract is divided into lots: yes
Tenders may be submitted for all lots

II.2. Description

II.2.1. Title

Provision of Architectural Services
Lot No: 1

II.2.2. Additional CPV code(s)

71530000 Construction consultancy services

II.2.3. Place of performance

NUTS code: UKF East Midlands (England)
NUTS code: UKG West Midlands (England)
NUTS code: UKH2 Bedfordshire and Hertfordshire
NUTS code: UKJ1 Berkshire, Buckinghamshire and Oxfordshire
NUTS code: UKK1 Gloucestershire, Wiltshire and Bristol/Bath area
Main site or place of performance: Extracare expects that their forward development programme will be delivered across an area broadly defined as being within a 100 mile radius of their operating base at Coventry.

II.2.4. Description of the procurement

During the term of the framework that is being established for Architectural Services, Extracare will be undertaking both the development of new build retirement villages and the refurbishment of some of their older residential schemes. New schemes have an approximate development cost in the range of 44 000 000 GBP — 48 000 000 GBP and refurbishment schemes are anticipated to fall in the range of 800 000 GBP to 1 500 000 GBP. Extracare expects to commission a new retirement village scheme every 9-12 months and one refurbishment scheme each year. The Architectural Services Framework will have a minimum of 3 appointed Consultants and the selection process for the allocation of commissions is set out in the framework agreement in the Invitation to Tender (ITT) documentation. The ITT will include a Schedule of Fees to be completed by selected Consultants, covering both new build and refurbishment services.

II.2.5.

Award criteria

Price is not the only award criterion and all criteria are stated only in the procurement documents

II.2.6. Estimated value

Value excluding VAT: 4 000 000,00 GBP

II.2.7. Duration of the contract, framework agreement or dynamic purchasing system

Duration in months: 96

This contract is subject to renewal: no

II.2.9. Information about the limits on the number of candidates to be invited

Envisaged number of candidates: 10 Objective criteria for choosing the limited number of candidates:

Consultants responding to this Notice will be required to download and complete a Selection Questionnaire. The completed questionnaire must then be uploaded to the procurement portal together with all requested supplementary documentation and any questionnaire response appendices. The closing date for the submission of documentation and associated requirements will be clearly identified on the portal.

ExtraCare will assess and score each submission and will select the 10 highest scoring consultants to tender for the framework. A minimum of the 3 highest scoring consultants at Tender Stage will be appointed to the framework.

II.2.10. Information about variants

Variants will be accepted: no

II.2.11. Information about options

Options: no

II.2.13. Information about European Union funds

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

II.2.14. Additional information

Consultants who express interest in this framework by way of submission of a completed Selection Questionnaire must be able to demonstrate in their responses that they have appropriate knowledge and experience in respect of the services required for both new build and refurbishment works in respect of affordable housing and in particular with regard to retirement housing and extraCare schemes.

II.2. Description

II.2.1. Title

Provision of Employers Agent and Associated Services
Lot No: 2

II.2.2. Additional CPV code(s)

71530000 Construction consultancy services

II.2.3. Place of performance

NUTS code: UKF East Midlands (England)

NUTS code: UKG West Midlands (England)

NUTS code: UKH2 Bedfordshire and Hertfordshire

NUTS code: UKJ1 Berkshire, Buckinghamshire and Oxfordshire

NUTS code: UKK1 Gloucestershire, Wiltshire and Bristol/Bath area

Main site or place of performance: ExtraCare expects that their forward development programme will be delivered across an area broadly defined as being within a 100 mile radius of their operating base at Coventry.

II.2.4. Description of the procurement

During the term of the framework that is being established for Employer's Agent and Associated Services, ExtraCare will be undertaking both the development of new build retirement villages and the refurbishment of some of their older residential schemes. New schemes have an approximate development cost in the range of 44 000 000 GBP — 48 000 000 GBP and refurbishment schemes are anticipated to fall in the range of 800 000 GBP to 1 500 000 GBP. ExtraCare expects to commission a new retirement village scheme every 9-12 months and one refurbishment scheme each year. The Employer's Agent Services Framework will have a minimum of 3 appointed Consultants and the selection process for the allocation of commissions is set out in the framework agreement in the Invitation to Tender (ITT) documentation. The ITT will include a Schedule of Fees to be completed by selected Consultants, covering both new build and refurbishment services.

II.2.5. Award criteria

Price is not the only award criterion and all criteria are stated only in the procurement documents

II.2.6. Estimated value

Value excluding VAT: 6 000 000,00 GBP

II.2.7. Duration of the contract, framework agreement or dynamic purchasing system

Duration in months: 96

This contract is subject to renewal: no

II.2.9. Information about the limits on the number of candidates to be invited

Envisaged number of candidates: 10 Objective criteria for choosing the limited number of candidates:

Consultants responding to this Notice will be required to download and complete a Selection Questionnaire. The completed questionnaire must then be uploaded to the procurement portal together with all requested supplementary documentation and any questionnaire response appendices. The closing date for the submission of documentation and associated requirements will be clearly identified on the portal.

Extracare will assess and score each submission and will select the 10 highest scoring consultants to tender for the framework. A minimum of 3 highest scoring consultants at Tender Stage will be appointed to the framework.

The Employer's Agent Framework will include the provision of the following additional services — Clerk of Works, Principal Designer and Party Wall Surveyor. ExtraCare will expect any appointed Consultant to provide a single point of service delivery and to either have these additional skills in-house or be able to deliver them through a partnership with other subconsultants, as if they are in-house services. Consultants are required to identify in their Selection Questionnaire submission which of the above circumstances would apply. That declaration would not be considered to influence selection in any way.

II.2.10. Information about variants

Variants will be accepted: no

II.2.11.

Information about options

Options: no

II.2.13. Information about European Union funds

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

II.2.14. Additional information

Consultants who express interest in this framework by way of submission of a completed Selection Questionnaire must be able to demonstrate in their responses that they have appropriate knowledge and experience in respect of the services required for both new build and refurbishment works in respect of affordable housing and in particular with regard to retirement housing and extraCare schemes.

II.2. Description

II.2.1. Title

Provision of Mechanical and Electrical Consultancy Services
Lot No: 3

II.2.2. Additional CPV code(s)

71530000 Construction consultancy services

II.2.3. Place of performance

NUTS code: UKF East Midlands (England)

NUTS code: UKG West Midlands (England)

NUTS code: UKH2 Bedfordshire and Hertfordshire

NUTS code: UKJ1 Berkshire, Buckinghamshire and Oxfordshire

NUTS code: UKK1 Gloucestershire, Wiltshire and Bristol/Bath area

Main site or place of performance: Extracare expects that their forward development programme will be delivered across an area broadly defined as being within a 100 mile radius of their operating base at Coventry.

II.2.4. Description of the procurement

During the term of the Framework that is being established for Mechanical and Electrical Consultancy Services, ExtraCare will be undertaking both the development of new build retirement villages and the refurbishment of some of their older residential schemes. New schemes have an approximate development cost in the range of 44 000 000 GBP — 48 000 000 GBP and refurbishment schemes are anticipated to fall in the range of 800 000 GBP to 1 500 000 GBP. ExtraCare expects to commission a new retirement village scheme every 9-12 months and one refurbishment scheme each year. The M&E Consultant Services Framework will have three appointed Consultants and the selection process for the allocation of commissions is set out in the Framework Agreement in the Invitation to Tender (ITT) documentation. The ITT will include a Schedule of Fees to be completed by selected Consultants, covering both new build and refurbishment services.

II.2.5. Award criteria

Price is not the only award criterion and all criteria are stated only in the procurement documents

II.2.6. Estimated value

Value excluding VAT: 1 500 000,00 GBP

II.2.7. Duration of the contract, framework agreement or dynamic purchasing system

Duration in months: 96

This contract is subject to renewal: no

II.2.9. Information about the limits on the number of candidates to be invited

Envisaged number of candidates: 8
Objective criteria for choosing the limited number of candidates:

Consultants responding to this Notice will be required to download and complete a Selection Questionnaire. The completed questionnaire must then be uploaded to the procurement portal together with all requested supplementary documentation and any questionnaire response appendices. The closing date for the submission of documentation and associated requirements will be clearly identified on the portal.

ExtraCare will assess and score each submission and will select the 8 highest scoring consultants to tender for the framework. The 3 highest scoring contractors at Tender Stage will be appointed to the framework.

II.2.10. Information about variants

Variants will be accepted: no

II.2.11. Information about options

Options: no

II.2.13. Information about European Union funds

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

II.2.14. Additional information

Consultants who express interest in this framework by way of submission of a completed Selection Questionnaire must be able to demonstrate in their responses that they have appropriate knowledge and experience in respect of the services required for both new build and refurbishment works in respect of affordable housing and in particular with regard to retirement housing and extraCare schemes.

Section III: Legal, economic, financial and technical information

III.1. Conditions for participation

III.1.1. Suitability to pursue the professional activity, including requirements relating to enrolment on professional or trade registers

List and brief description of conditions:

As set out in the Selection Questionnaire.

III.1.2. Economic and financial standing

Selection criteria as stated in the procurement documents

III.1.3. Technical and professional ability

Selection criteria as stated in the procurement documents

III.2. Conditions related to the contract

III.2.2. Contract performance conditions

As set out in the Selection Questionnaire and subsequently in the Invitation to Tender.

Section IV: Procedure

IV.1. Description

IV.1.1. Type of procedure

Restricted procedure

IV.1.3. Information about a framework agreement or a dynamic purchasing system

The procurement involves the establishment of a framework agreement

Framework agreement with several operators Envisaged maximum number of participants to the framework agreement: 4 In the case of framework agreements, provide justification for any duration exceeding 4 years: ExtraCare Village projects are significant developments with an extended design, planning & construction period. ExtraCare wishes to benefit from the expertise and learning gained in working on these projects, so as to be able to select the same professional advisors to work on a follow-on scheme or schemes, once the learning is completed. The Frameworks will run for a period of eight years.

IV.1.8. Information about the Government Procurement Agreement (GPA)

The procurement is covered by the Government Procurement Agreement: no

IV.2. Administrative information

IV.2.2. Time limit for receipt of tenders or requests to participate

Date: 21/05/2018 Local time: 13:00

IV.2.3. Estimated date of dispatch of invitations to tender or to participate to selected candidates

Date: 15/06/2018

IV.2.4. Languages in which tenders or requests to participate may be submitted

English

IV.2.6. Minimum time frame during which the tenderer must maintain the tender

Duration in months: 6 (from the date stated for receipt of tender)

Section VI: Complementary information

VI.1. Information about recurrence

This is a recurrent procurement: no

VI.3. Additional information

VI.4. Procedures for review

VI.4.1. Review body

Official name: The High Court, Royal Courts of Justice

Postal address: The Strand

Town: London

Postal code: WC2A 2LL

Country: United Kingdom

VI.4.2. Body responsible for mediation procedures

Official name: The High Court, Royal Courts of Justice

Postal address: The Strand

Town: London
Postal code: WC2A 2LL
Country: United Kingdom

VI.4.3. Review procedure

Precise information on deadline(s) for review procedures:

The Contracting Authority will observe a Standstill Period of 10 days following the award of framework Contracts and conduct itself in respect of any appeals in accordance with the Public Contracts Regulations 2015 (as amended).

VI.4.4. Service from which information about the review procedure may be obtained

Official name: Ark Consultancy Limited
Postal address: Ark Central, 84 Spencer Street
Town: Birmingham
Postal code: B18 6DS
Country: United Kingdom
E-mail: gmalcolm@arkconsultancy.co.uk
Telephone: +44 1215153831

VI.5. Date of dispatch of this notice

19/04/2018