

UK-London: Architectural, construction, engineering and inspection services

OJ S 105/2013 01/06/2013

Contract notice

Services

Directive 2004/18/EC

Section I: Contracting authority

I.1. Name and addresses

Official name: Genesis Housing Association Ltd
Postal address: Capital House, 25 Chapel Street
Town: London
Postal code: NW1 5DT
Country: United Kingdom
Contact person: Procurement Department
For the attention of: John Carey
Telephone: +44 2075630120

Internet address(es):

General address of the contracting authority: <http://www.genesisha.org.uk>
Address of the buyer profile: http://www.mytenders.org/search/Search_AuthProfile.aspx?ID=AA4662

Additional information can be obtained from:

Official name: Genesis Housing Association Ltd
Postal address: Capital House, 25 Chapel Street
Town: London
Postal code: NW1 5DT
Country: United Kingdom
Contact person: Procurement Department
For the attention of: John Carey
Telephone: +44 2075630120
Internet address: <http://www.genesisha.org.uk>

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

Official name: Genesis Housing Association Ltd
Postal address: Capital House, 25 Chapel Street
Town: London
Postal code: NW1 5DT
Country: United Kingdom
Contact person: Procurement Department
For the attention of: John Carey
Telephone: +44 2075630120
Internet address: <http://www.genesisha.org.uk>

Tenders or requests to participate must be submitted: Official name: Genesis Housing Association Ltd
Postal address: Capital House, 25 Chapel Street
Town: London
Postal code: NW1 5DT
Country: United Kingdom

Contact person: Procurement Department
For the attention of: John Carey
Telephone: +44 2075630120
Internet address: <http://www.genesisha.org.uk>

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: no

Section II: Object of the contract

II.1. Description

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

Contract for the Provision of Professional Services.

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: London, South East and East England.

NUTS code UKI London

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

The notice involves a public contract

II.1.4. Information about framework agreement

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

This contract is for the procurement of a public contract. GHA is seeking to procure an enabling, innovative, creative and strategic professional services supplier to invest in and develop a range of strategic professional services built around co-created service delivery and combined out comes. The professional services will comprise:

- Surveyors;
- Employers Agents;
- M&E Consultants;
- Development Consultants;
- Planning Consultants;
- Project Managers;
- Structural Engineers;
- Clerk of Works;
- Condition and Valuation Surveys.

The required service will be flexible and agile in order to meet both current and future pipeline requirements as well GHA's more constant (but potentially changing) Repairs and Maintenance ("R&M" requirements).

The Contract is for a period of 5 years commencing on or around 18.9.2013, with the option, exercisable at GHA's discretion to extend the contract for a period of up to 3 years, initially

and subsequently for a further period up to 2 years. The total maximum length of the contract is 10 years.

The principal requirements under this Contract are anticipated to be as follows:

- Provision of the professional services as set out above (i.e. - Surveyors, Employers Agents, M&E Consultants, Development Consultants, Planning Consultants, Project Managers, Structural Engineers, Clerk of Works, Condition and Valuation Surveys);
- Identification and promotion to GHA of new land/development opportunities.
- Continuous improvement and efficiency over the lifetime of the Contract to allow for a reduction in GHA annual expenditure and whole life costs.
- Added value, insight, account management and investment.
- In respect of GHA's current properties (approximately 34,000) and pipeline developments (approximately 3000 homes) provide strategic professional services and associated support (working with GHA) on the basis of existing programmes during the first two years of the contract but thereafter to have the flexibility to expand to support the shaping and delivery of GHA's wide investment strategy thereafter;
- To work in partnership with GHA to develop, refine and deliver, GHA's Markets and Portfolio ("M&P") business strategy and products over a number of years to meet GHA's objectives in relation of quality of service to customers and sound management of its operational assets;
- Promote new investment opportunities (tailored to GHA's business model) both within the existing asset base and for new land/regeneration opportunities;
- Provide GHA with the tools and information to make informed investment decisions about its assets and growth;
- Support the attainment of the GHA standard for all new developments by driving forwards Whole Life Costing and Energy Efficiency across the asset lifecycle.

The successful supplier will be required to;

- Have an appreciation of GHA's business and service requirements and an appetite to deliver them effectively including a flexibility in working within GHA's overall customer and corporate approach to its business.
- Have a willingness and ability to work alongside GHA employees in M&P and Communities where there maybe a limited distinction between services provided by GHA employees and services provided by supplier employees;
- Co-create and assist GHA shape and develop its investment strategy and support its delivery from Summer 2014 onwards;
- Have a large and multiskilled discipline service which can operate flexibly to meet GHA's changing priorities and the variable volumes, scale and complexity of new development schemes;
- To support GHA to better respond and react to changes in the wider property market.
- At an organisational and personal level, the ability to develop trusted working relationships with GHA employees.

It is anticipated that the core requirements in relation to the professional services that maybe included in the contract will comprise the following;

Surveyors - General building surveying services, as well as a cost consultant elements which includes; Feasibility Studies and Conceptual Estimating; Project Budgeting; Cost Planning / Cost Control Estimates; Assembly of Tender Packages; Tender Review and Contractor Selection; Review and recommendation of Project Progress Payments; Review and Negotiation of Change Orders and Contractual Claims

Employers Agents - Part project manager, part contract administrator and part cost manager. Under a typical design-and-build contract, the EA undertakes all duties on the employer's

behalf. Beyond specific contractual duties, EAs can have much wider roles as lead consultants, managing projects day-to-day.

M&E Consultants - Mechanical and Electrical services, in relation to plumbing, mains infrastructure (lifts, gas etc) and general engineering services for both existing stock and new build construction projects.

Development Consultants - Technical analysis for a wide range of development issues on a project.

Planning Consultants - Technical analysis for a wide range of planning and design issues on a project, including specialist areas such as: a) Town and country planning; b) Urban design; and c) Landscape architecture / landscape management.

Project Managers - Project Management services for inception of a project, through feasibility stages and funding advice, to the procurement, delivery and handover of any construction scheme.

Structural Engineers - Structural engineers support Genesis to design the build projects, choose appropriate materials to meet design specifications, inspecting the work and advising contractors.

Clerk of Works - The role is primarily to represent the interests of Genesis in regard to ensuring quality of both materials and workmanship is in accordance with the design information such as specification and engineering drawings.

Condition and Valuation Surveys - Stock condition surveys are a basic asset management strategy, and are used by Genesis to ascertain the condition of its stock and predict its future investment and maintenance requirements. Valuation surveys are used to appraise the value of Genesis' portfolio or individual units with a view to disposals or loan securitisation.

NOTE: To register your interest in this notice and obtain any additional information please visit the myTenders Web Site at http://www.myTenders.org/Search/Search_Switch.aspx?ID=105407

The awarding authority has indicated that it will accept electronic responses to this notice via a 'Tender Submission Postbox' facility. Further details of this facility are available at http://www.myTenders.org/PostBox/Postbox_Explain.aspx?ID=105407

Suppliers are advised to allow adequate time for uploading documents and to dispatch the electronic response well in advance of the closing time to avoid any last minute problems. The postbox closes precisely at the time stated.

II.1.6. CPV code(s)

71000000 Architectural, construction, engineering and inspection services, 71540000 Construction management services, 71530000 Construction consultancy services, 71520000 Construction supervision services, 71510000 Site-investigation services, 71500000 Construction-related services, 71410000 Urban planning services, 71400000 Urban planning and landscape architectural services, 71310000 Consultative engineering and construction services, 71300000 Engineering services, 71250000 Architectural, engineering and surveying services, 71240000 Architectural, engineering and planning services

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 range set out below reflects the full possible contract term of an initial period of 5 years plus, at GHA's discretion, additional optional periods of 3 years and 2 years making a possible total of 10 years.

Estimated value excluding VAT:

Range: between 44 000 000 and 58 000 000 GBP

II.2.2. Information about options

Options: yes

Description of options: It is anticipated that the Contract will be for an initial period of 5 years with an option, exercisable at GHA's discretion to extend the contract for a period of up to 3 years initially, and subsequently for a further period of up to 2 years. The total possible contract period will be 10 years.

Provisional timetable for recourse to these options:
in months: 60 (from the award of the contract)

II.2.3. Information about renewals

This contract is subject to renewal: no

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

Start 18.9.2013. Completion 17.9.2023

Section III: Legal, economic, financial and technical information

III.1. Conditions related to the contract

III.1.1. Deposits and guarantees required

Parent company guarantees, deposits, bonds or other forms of appropriate security may be required for the Contract. Further details will be included in the tender documents.

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

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

GHA will require the Contract to be with a legal entity. It reserves the right to require groupings of contractors to take a particular legal form or to require a single contractor to take primary liability. Members of any consortium shall be jointly and severally liable. Legal bodies shall be companies, partnerships or joint ventures.

III.1.4. Contract performance conditions

The performance of the contract is subject to particular conditions: no

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: As set out in the pre-qualification questionnaire.

III.2.2. Economic and financial ability

List and brief description of conditions: As set out in the pre-qualification questionnaire.

Minimum level(s) of standards possibly required: As set out in the pre-qualification questionnaire.

III.2.3. Technical and professional ability

List and brief description of conditions:

As set out in the pre-qualification questionnaire.

Minimum level(s) of standards possibly required:

As set out in the pre-qualification questionnaire.

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 5: and Maximum number 7

Objective criteria for choosing the limited number of candidates: As set out 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

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

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

1.7.2013 - 12:00

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

5.7.2013

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

VI.2. Information about European Union funds

VI.3. Additional information

GHA is seeking a single strategic partner for the duration of the contract but there will be a period of transition during which professional services commissioned by GHA prior to the commencement of the contract will continue to be delivered by the existing service supplier. This, the requirements of the business and drivers to seek best value throughout the contract period mean that there may be fluctuation in spend, both up and down, within the lifetime of the contract. It is for those invited to tender to satisfy themselves as to the position but it is the initial view of GHA that the Transfer of Undertakings (Protection from Employment) Regulations 2006 will not apply to the Contract.

Although the majority of services under this contract will be delivered in London - and therefore the main NUTS code is UKI, services will also be provided in East of England, UKH, the South East of England UKJ and the East Midlands UKF.

GHA proposes to hold a market information day on 6.6.2013. Attendance at the market information day is by invitation only and interested organisations should contact GHA at the following email address john.carey@genesisha.org.uk

Places are limited and therefore invitations are not guaranteed.
(MT Ref:105407)

VI.4. Procedures for review

VI.4.1. Review body

Official name: High Court
Postal address: Royal Courts of Justice, The Strand
Town: London
Postal code: WC2A 2LL
Country: United Kingdom

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 at the point that information on the award of contract is communicated to tenderers. Applicants who are unsuccessful shall be informed by GHA as soon as possible after the decision has been made as to the reasons why the Applicant was unsuccessful. If an appeal regarding the award of a contract has not been successfully resolved, the Public Contracts Regulations 2006 (SI 2006 No 5) provide for aggrieved parties who have been harmed or who are at risk of harm by a breach of the rules to take action. Any such action must be brought within the applicable limitation period. 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 depending on the circumstances award damages, make a declaration of ineffectiveness, order the contracting authority to pay a fine,

and/or order that the duration of the contract be shortened. The purpose of the standstill period referred to above is to allow parties to apply to the Courts to set aside the award decision before the contract is entered into.

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

VI.5. Date of dispatch of this notice

31.5.2013