

**United Kingdom-London: Construction management services**

OJ S 111/2016 10/06/2016

**Contract notice****Services****Directive 2004/18/EC****Section I: Contracting authority**

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**I.1. Name and addresses**

Official name: District Homes CIC

Postal address: Foframe House, 35-37 Brent Street

Town: London

Postal code: NW4 2EF

Country: United Kingdom

For the attention of: Fiona Lowe

E-mail: [fiona@echelonconsultancy.co.uk](mailto:fiona@echelonconsultancy.co.uk)

Telephone: +44 1707339800

Fax: +44 1707339801

**Internet address(es):**Electronic submission of tenders and requests to participate: <http://www.echelonconsultancy.co.uk/eDocs>**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: Please refer to Section II.2.1) of this Notice for details of the organisations that will be able to call-off under the Framework Agreement

Country: United Kingdom

**Section II: Object of the contract**

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**II.1. Description****II.1.1. Title attributed to the contract by the contracting authority**

Pretium — Construction Management Framework.

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

Services

Service category No 11: Management consulting services [6] and related services

Main site or place of performance: Throughout the UK.  
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 1 000 000 and 50 000 000 GBP

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

District Homes wish to procure this Framework Agreement to enable them to develop a working relationship with a single Construction Management service provider, and also to open up the Framework to any other organisations wishing to utilise a dynamic, forward-thinking and innovative model (see Section II.2.1)) below for further details of the organisations that will be able to use the Framework).

District Homes have appointed Echelon Consultancy to assist them with the procurement of the Framework Agreement.

District Homes have appointed Pretium Group Limited (Pretium) to manage the Framework Agreement during its term.

In the context of this Framework Agreement Construction Management is defined as follows:

- Developing a close working relationship with the Client (s) to fully understand the requirements of each scheme;
- Specifying project objectives and plans including delineation of scope, budgeting, scheduling, setting performance requirements and selecting project participants;
- Maximising the resource efficiency through procurement of labour, materials and equipment;
- Implementing various operations through proper coordination and control of planning, design, estimating, contracting and construction in the entire process;
- Developing effective communications and mechanisms for resolving conflicts.

This Framework is intended to ensure best practice, innovation and customer service are at the heart of Construction Management and that the Framework allows all parties to work collaboratively for their mutual benefit. We have also allowed for the inclusion of the Construction Management services provider offering a funding solution (please see the tender documents for further details).

To ensure that these goals can be delivered the Specification, Price Framework and Framework Agreement are designed to complement each other.

We have developed the Framework Agreement to offer an alternative to pre-existing frameworks with more emphasis on both value for money and innovation.

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

71540000 Construction management services, 66122000 Corporate finance and venture capital 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: 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 following organisations will be able to 'call-off' contracts under the Framework Agreement:

(i) District Homes CIC;

(ii) Other Affordable Housing Providers in the UK (both those that are in existence now and those that may be in existence in the future) and any members of their supply chain including Direct Labour Organisations and contractors. 'Affordable Housing Provider' for this purpose means any provider of affordable housing and includes, without limitation, registered housing providers, local authorities and ALMOs. A list of the current Affordable Housing Providers can be found by visiting: <https://www.gov.uk/government/publications/currentregistered-providers-of-social-housing>

(iii) National, Regional and Local Health Authorities in the UK including NHS Trusts, and any organisation providing a service to these bodies;

(iv) Local and Regional Authorities in the UK (including any arms length organisations or service providers working on their behalf) delivering any public or private sector construction related projects including housing, education, highways and infrastructure work; and

(v) Service providers delivering services to any other Government Agency in the UK including the Ministry of Defence and Highways Agency.

Bidders should note that none of the organisations referred to in paragraphs (i) to (v) above shall be under any obligation to use the Framework Agreement.

Estimated value excluding VAT:

Range: between 1 000 000 and 50 000 000 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**

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

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

Details of any 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**

Details of any financial conditions and payment arrangements required by the contracting authority will be set out in the Contract Documents.

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

Consortium bids must state on their face that the bidding members are a consortium. The

contracting authority reserves the right to require a lead supplier to undertake primary contractual liability or to require that 1 or more parties are 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: Details of any conditions will be set out in the contract documents. These may include conditions relating to:

General performance, Value for money, Environmental and Social Value 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: Applicants will be required to complete a tender which can be obtained at: [www.echelonconsultancy.co.uk/eDocs](http://www.echelonconsultancy.co.uk/eDocs)

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

List and brief description of conditions: Applicants will be required to complete a tender which can be obtained at: [www.echelonconsultancy.co.uk/eDocs](http://www.echelonconsultancy.co.uk/eDocs)

Minimum level(s) of standards possibly required: As set out in the tender documents provided at: [www.echelonconsultancy.co.uk/eDocs](http://www.echelonconsultancy.co.uk/eDocs)

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

List and brief description of conditions:

Applicants will be required to complete a tender which can be obtained at: [www.echelonconsultancy.co.uk/eDocs](http://www.echelonconsultancy.co.uk/eDocs)

Minimum level(s) of standards possibly required:

As set out in the tender documents provided at: [www.echelonconsultancy.co.uk/eDocs](http://www.echelonconsultancy.co.uk/eDocs)

#### **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**

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

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

Open

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

#### **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**

Pretium002

**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: 12.7.2016 - 11:59

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

12.7.2016 - 12:00

**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**

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**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**

District Homes reserves the right to cancel the procurement and not to proceed with the framework at any stage of the procurement process. District Homes shall not in any circumstances reimburse any expense incurred by bidders in participating in this procurement process. It is envisaged that the Framework Agreement will be entered into by District Homes with the successful supplier, though bidders should note that, in accordance with the provisions of the Framework Agreement, District Homes will have the right to transfer its rights and obligations under the Framework Agreement to another contracting authority at any point during the term of the Framework Agreement.

**VI.4. Procedures for review**

**VI.4.1. Review body**

Official name: See VI.4.2) below

**Body responsible for mediation procedures**

Official name: See VI.4.2) below

**VI.4.2. Review procedure**

Precise information on deadline(s) for review procedures: In accordance with Regulation 55, 87 and Chapter 6 of the Public Contracts Regulations 2015.

**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**

7.6.2016