

United Kingdom-Manchester: Building consultancy services

OJ S 141/2013 23/07/2013

Contract notice

Services

Directive 2004/18/EC

Section I: Contracting authority

I.1. Name and addresses

Official name: Procure Plus Limited

Postal address: Duckworth House, Lancastrian Office Centre, Talbot Road

Town: Manchester

Postal code: M32 0FP

Country: United Kingdom

Internet address(es):General address of the contracting authority: www.procure-plus.comAddress of the buyer profile: <http://tendermanagement.procure-plus.com/register/index/6ccea91c35>**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.1.5 of this Notice for details of the contracting authorities and organisations that will be entitled to call off under the framework agreement.

Section II: Object of the contract

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

Framework Agreement for Consultancy 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

NUTS code UK United Kingdom, UKD3 Greater Manchester, UKD4 Lancashire, UKD1 Cumbria, UKD5 Merseyside, UKD2 Cheshire, UKG2 Shropshire and Staffordshire

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

Maximum number Envisaged maximum number of participants to the framework agreement : 130

Duration of the framework agreement

Duration in months: 48

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

Estimated value excluding VAT:

Range: between 1 and 23 552 222 GBP

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

Procure Plus (PP) is a social housing regeneration consortium based in the North West of England. PP has formed an alliance with Cumbria Housing Partners (CHP), Procure Plus Associates (PPAL) and Efficiency North (EN). This alliance is known collectively as Re:allies. Re:allies brings together expertise from across the North of England to deliver a highly efficiency approach to procurement and regeneration at a local level. Additional consortia may join the Re:allies alliance from time to time. Further background information can also be obtained by visiting www.re-allies.com.

PP is acting as contracting authority on behalf of participating customers, clients and members and intends to procure and enter into a framework agreement with multiple organisations for the provision of construction and housing related consultancy services. The framework agreement will allow contracting authorities named and referred to within this notice to enter into underlying contracts for the range of consultancy services covered by the framework agreement. The services to be provided under this framework will be utilised by members and customers to define, compliment and add value to any existing and new projects undertaken through PP's existing and future framework agreements alongside standalone projects.

The framework agreement will consist of 13 lots and they are as follows:

1. Energy assessment services;
2. Fire risk assessment services;
3. Employers agent;
4. Asbestos surveying;
5. Quantity surveying;
6. Architectural services;
7. Construction design management co-ordinator (CDMC);
8. Structural engineering services;
9. Mechanical and electrical services;
10. Stock condition and building surveyor services;
11. Geo-environmental services;
12. Sustainable and environmental developments;
13. Consultancy services relating to the construction of new buildings (multiple disciplines).

The framework agreement will be in place for a period of 48 months and will not be extended beyond this period, however contracts called-off under the framework agreement may, where appropriate, continue beyond the four year term of the framework.

Individual contracting authorities and organisations entitled to access the framework agreement will have the option to agree and award call off contracts at any stage during the term of the framework. The following contracting authorities and organisations will be entitled to agree and award call off contracts under the proposed framework agreement as and when

required-

1. PP's members (both current and future). A list of PP's current members is set out in section VI.3 of this Notice;
2. CHP's members (both current and future). A list of CHP's current members is set out in section VI.3 of this Notice;
3. PPAL's members (both current and future). A list of PPAL's current members is set out in section VI.3 of this Notice;
4. The current and future members or any other member of the Re:allies alliance from time to time;
5. Any partner or customer of PP, CHP, PPAL, or other Re:allies members from time to time, which may include any social housing provider in the United Kingdom. Social housing provider for this purpose means any provider of social housing and includes registered housing providers (a list of these can be found by visiting www.homesandcommunities.co.uk), local authorities, local government ALMO's and unitary authorities.

A list of PP's current partners and customers is set out in section VI.3 of this Notice.

The contracting authorities referred to in paragraphs 1 to 5 above have requirements predominantly across the geographical areas of Greater Manchester, Lancashire, Merseyside, Cheshire, Shropshire, Staffordshire and Cumbria. However, those with stock in other areas of the UK may use this framework.

The contracting authorities referred to in paragraphs 1 to 5 above shall be under no obligation to use the framework agreement.

The framework agreement will be entered into by PP and the successful Supplier however the framework agreement may be novated from PP to Re:allies if and when Re:allies is incorporated.

II.1.6. CPV code(s)

71315200 Building consultancy services, 71315210 Building services consultancy services, 71312000 Structural engineering consultancy services, 71313000 Environmental engineering consultancy services, 71314300 Energy-efficiency consultancy services, 71351200 Geological and geophysical consultancy services, 72224000 Project management consultancy services, 90713000 Environmental issues consultancy services, 71313400 Environmental impact assessment for construction, 71313410 Risk or hazard assessment for construction, 71313440 Environmental Impact Assessment (EIA) services for construction

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: yes

Tenders may be submitted for one or more lots

II.1.9. Information about variants

Variants will be accepted: no

II.2. Scope of the procurement

II.2.1. Total quantity or scope

Estimated value excluding VAT:

Range: between 1 and 23 552 222 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)

Information about lots

Lot No: 1

Lot title: Energy assessment services

1) Short description

The scope of service will include, but not be limited to, the inspection of one or more Customer properties to conduct all types of energy assessments as requested, and the collation of all required information to enable the production of a recommendation report. This will include assessments required as a result of a regulatory change during the term of the framework agreement.

2) CPV code(s)

71314300 Energy-efficiency consultancy services

3) Quantity or scope

Estimated value excluding VAT:

Range: between 1 and 4 800 000 GBP

4) Indication about different time frame or duration

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

5) Additional information about lots

Lot No: 2

Lot title: Fire risk assessment services

1) Short description

The scope of service will include, but not be limited to, the assessment of all areas of the internal and external escape routes of one or more Customer properties taking into account fire alarm and detection systems, emergency lighting, fire fighting equipment and signage in order to advise Customers on how to comply with the Regulatory Reform (Fire Safety) Order 2005 (as amended) and any other updated or amended regulatory requirements.

2) CPV code(s)

75251110 Fire-prevention services

3) Quantity or scope

Estimated value excluding VAT:

Range: between 1 and 1 200 000 GBP

4) Indication about different time frame or duration

5) Additional information about lots

Lot No: 3

Lot title: Employers agent services

1) Short description

The scope of service will include acting as the employers agent to manage schemes and provide advice. The management of schemes will include but not be limited to advice on strategy, development of cost plans, assisting the Customer with the tendering process and

production of contractual documentation, management of appointed contractors, consultants or suppliers, contract administration, production of cost reports, co-ordinate and monitor the handover process and defect liability period.

2) CPV code(s)

71315200 Building consultancy services

3) Quantity or scope

Estimated value excluding VAT:

Range: between 1 and 1 600 000 GBP

4) Indication about different time frame or duration

5) Additional information about lots

Lot No: 4

Lot title: Asbestos surveying services

1) Short description

The scope of service will include, but not be limited to, the completion of asbestos management surveys, refurbishment and demolition surveys and the production of all associated reports as requested by the Customer.

2) CPV code(s)

71313410 Risk or hazard assessment for construction

3) Quantity or scope

Estimated value excluding VAT:

Range: between 1 and 2 000 000 GBP

4) Indication about different time frame or duration

5) Additional information about lots

Lot No: 5

Lot title: Quantity surveying services

1) Short description

The scope of service will include providing services in line with the Royal Institution of Chartered Surveyors (RICS) Form of Agreement and Terms of Appointment as published by the RICS. Services may be required from categories one, two and three and can relate to both design and build contracts and or a more traditional contract dependent upon the type of project the Customer has specified. These services will include, but not be limited to, development of costs plans, advice on feasibility of procurement options, assisting in the development of Customer brief, advice on tendering and contractual arrangements, preparation of valuation statements, preparation of cost analysis, advice on financial implications and preparation and agreement of final accounts.

2) CPV code(s)

71324000 Quantity surveying services

3) Quantity or scope

Estimated value excluding VAT:

Range: between 1 and 1 600 000 GBP

4) Indication about different time frame or duration

5) Additional information about lots

Lot No: 6

Lot title: Architectural services

1) Short description

The scope of service will include providing services in line with the Standard Form of Agreement for the appointment of an Architect as published by the Royal Institute of British Architects (RIBA). This involves building design for construction or refurbishment of properties, including but not specifically limited to, schematic design, design development, preparation of construction contract documents, administration of the construction contract, negotiating and advising on statutory requirements such as planning permission and building regulations approvals.

2) CPV code(s)

71200000 Architectural and related services, 71210000 Advisory architectural services, 71221000 Architectural services for buildings, 71222000 Architectural services for outdoor areas, 71223000 Architectural services for building extensions

3) Quantity or scope

Estimated value excluding VAT:

Range: between 1 and 3 200 000 GBP

4) Indication about different time frame or duration

5) Additional information about lots

Lot No: 7

Lot title: Construction design management coordinator (CDMC) services

1) Short description

The scope of service will include, but not be limited to, providing services as set out in the CDM Regulations 2007 as amended from time to time and the provision of services to improve the overall management and coordination of health, safety and welfare throughout all stages of a Customer's construction project.

2) CPV code(s)

71317210 Health and safety consultancy services, 71315210 Building services consultancy services

3) Quantity or scope

Estimated value excluding VAT:

Range: between 1 and 400 000 GBP

4) Indication about different time frame or duration

5) Additional information about lots

Lot No: 8

Lot title: Structural engineering services

1) Short description

The scope of service will include providing services based on activities contained within the Association of Consultancy and Engineering (ACE) Agreement B(1)2002, REVISED 2004, for non-lead consultant, for civil/structural engineering services. Services may be required at all or some of the stages of Customer's projects and will include, but not be limited to, appraisal, outline to final proposal, tendering, mobilisation, construction and completion. This may also

include the provision of ad-hoc advice in relation to low rise housing and multi occupancy properties.

2) CPV code(s)

71312000 Structural engineering consultancy services

3) Quantity or scope

Estimated value excluding VAT:

Range: between 1 and 1 600 000 GBP

4) Indication about different time frame or duration

5) Additional information about lots

Lot No: 9

Lot title: Mechanical and electrical services

1) Short description

The scope of service will include the provision of services based on activities contained within the ACE Agreement B(2)2002, REVISED 2004, for non-lead consultant, for mechanical and electrical engineering services. Services may be required at all or some of the stages of Customer's projects and will include, but not be limited to, appraisal, outline to final proposal, tendering, mobilisation, construction and completion. This may also include the provision of ad-hoc advice in relation to low rise housing and multi occupancy properties.

2) CPV code(s)

71334000 Mechanical and electrical engineering services

3) Quantity or scope

Estimated value excluding VAT:

Range: between 1 and 600 000 GBP

4) Indication about different time frame or duration

5) Additional information about lots

Lot No: 10

Lot title: Stock condition and building surveyor services

1) Short description

The scope of service will include, but not be limited to, the completion of robust and comprehensive surveys to determine if a Customer's stock meets the required standards. Surveys may also be required on additional properties contained within the Customer's overall estate such as garages, plot sites or other land. This may also include the provision of surveys and advice on non-traditional properties.

2) CPV code(s)

71315300 Building surveying services

3) Quantity or scope

Estimated value excluding VAT:

Range: between 1 and 1 600 000 GBP

4) Indication about different time frame or duration

5) Additional information about lots

Lot No: 11

Lot title: Geo-environmental services

1) Short description

The scope of service will include a range of services including, but not limited to, contaminated land surveys, site and ground investigation surveys, geotechnical surveys, soil sampling and analysis, groundwater sampling and monitoring, surface water monitoring, biogas monitoring, site specific risk assessments, environmental impact assessment and radon gas monitoring to assist the Customer in the development of their estate portfolio.

2) CPV code(s)

71332000 Geotechnical engineering services, 71313000 Environmental engineering consultancy services, 71313440 Environmental Impact Assessment (EIA) services for construction

3) Quantity or scope

Estimated value excluding VAT:

Range: between 1 and 1 000 000 GBP

4) Indication about different time frame or duration

5) Additional information about lots

Lot No: 12

Lot title: Sustainable and environmental developments

1) Short description

The scope of service will include a range of advisory services in relation to new and existing renewable technologies. Services will include, but not be limited to, advice on policy, feasibility studies and options appraisals for Customer's to ensure long term environmental, social and economic sustainability.

2) CPV code(s)

71241000 Feasibility study, advisory service, analysis

3) Quantity or scope

Estimated value excluding VAT:

Range: between 1 and 750 000 GBP

4) Indication about different time frame or duration

5) Additional information about lots

Lot No: 13

Lot title: Consultancy services relating to the construction of new buildings (multiple disciplines)

1) Short description

The scope of works will include the following range of construction related services; employers agent services, quantity surveying, architectural services, CDMC services, project and contract management, structural engineering services and mechanical and electrical consultancy services.

2) CPV code(s)

71315200 Building consultancy services

3) Quantity or scope

Estimated value excluding VAT:

Range: between 1 and 3 200 000 GBP

4) Indication about different time frame or duration

5) Additional information about lots

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, performance bonds, warranties and / or deposits may be required.

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

Further information will be available in the invitation to tender documents.

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

In the event of a group of suppliers submitting an acceptable offer it will be necessary to provide an undertaking that each supplier will be jointly and severally responsible for the due performance of any contracts called off under the framework agreement.

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: Please refer to the pre-qualification documents.

III.2.2. Economic and financial ability

List and brief description of conditions: Please refer to the pre-qualification documents.
Minimum level(s) of standards possibly required: Please refer to the pre-qualification documents.

III.2.3. Technical and professional ability

List and brief description of conditions:
Please refer to the pre-qualification documents.
Minimum level(s) of standards possibly required:
Please refer to the pre-qualification documents.

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 minimum number 5: and Maximum number 10

Objective criteria for choosing the limited number of candidates: As set out in the pre-qualification documentation.

Note: The numbers set out above are the minimum and maximum number of bidders that PP intends to invite to tender for each lot of the framework agreement.

IV.1.3. Information about reduction of the number of solutions or tenders during negotiation or dialogue

Recourse to staged procedure to gradually reduce the number of solutions to be discussed or tenders to be negotiated no

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

Prior information notice

Notice number in the OJ S: [2013/S 79-133093](#) of 23.4.2013

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: 28.8.2013 - 17:00

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

28.8.2013 - 17:00

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

Persons authorised to be present at the opening of tenders: no

Section VI: Complementary information

VI.1. Information about recurrence

This is a recurrent procurement: yes

Estimated timing for further notices to be published: 2017

VI.2. Information about European Union funds

The procurement is related to a project and/or programme financed by European Union funds:
yes

Identification of the project: Various programmes of projects completed using funding received via the European Regional Development Fund.

VI.3. Additional information

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

Payable documents: yes.

PP's current members are as follows:

Calico Housing - www.calico.org.uk

Guinness Northern Counties - www.guinnesspartnership.com/residentservices/guinness-northern-counties.aspx

Manchester City Council - www.manchester.gov.uk

Northwards Housing - www.northwardshousing.co.uk/

Rochdale Boroughwide Housing - www.rbhousing.org.uk

Salix Homes - www.salixhomes.org

Southway Housing - www.southwayhousing.co.uk

Stockport Homes - www.stockporthomes.org/main.cfm

Symphony Housing - www.symphonymhousing.org.uk

Trafford Housing Trust - www.traffordhousingtrust.co.uk

Together Housing - www.togetherhousing.co.uk

Wythenshawe Community Housing Group - www.wchg.org.uk

Your Housing Group - www.yourhousinggroup.co.uk

CHP's current members are as follows:

Eden Housing Association - www.edenha.org.uk

Home North West - www.homegroup.org.uk

Impact Housing Association - www.impacthousing.org.uk

Two Castles Housing Association - www.twocastles.org.uk

South Lakes Housing - www.southlakeshousing.co.uk

Your Derwent and Solway Housing Association (part of Your Housing) - www.yourhousinggroup.co.uk

PPAL's current members are as follows:

Mosscares Housing Group - www.mosscares.org.uk

Great Places Housing Group - www.greatplaces.org.uk

PP's current partners and customers are as follows:

Barrow Borough Council - www.barrowbc.gov.uk

Bury Metropolitan Borough Council - www.bury.gov.uk

Community Gateway Association - www.communitygateway.co.uk/index.aspx

City South Manchester - www.citysouthmanchester.co.uk

First Choice Homes Oldham - www.fcho.co.uk/main.cfm

Home Group - www.homegroup.org.uk

Peaks and Plains - www.peaksplains.org

Sixtown Housing - www.sixtownhousing.org

Stockport Metropolitan Borough Council - www.stockport.gov.uk

Wigan and Leigh Housing - www.walh.co.uk

Further details on PP and its members can be found at www.procure-plus.com

Further details on CHP and its members can be found at www.cumbriahp.com

Further details on PPAL and its members can be found at www.procure-plus.com/gmprocureassociates

PP reserves the right to cancel the procurement at any time and not to proceed with all or part of the framework agreement.

PP will not, under any circumstances, reimburse any expense incurred by applicants in preparing their prequalification questionnaire (PQQ) or tender submission for the framework agreement.

VI.4. Procedures for review

VI.4.1. Review body

Official name: Royal Courts of Justice

Postal address: The 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 Regulation 32, 32A and Part 9 of 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

19.7.2013