

**UK-London: construction work**  
**OJ S 163/2012 25/08/2012**  
**Contract notice**  
**Works**

**Directive 2004/18/EC**

**Section I: Contracting authority**

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**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

Town: London

Postal code: N22 7TR

Country: United Kingdom

Contact person: Construction Procurement Group

E-mail: [majorworks@homesforharingey.org](mailto:majorworks@homesforharingey.org)

Telephone: +44 2084891073

Fax: +44 2084891917

**Internet address(es):**

General address of the contracting authority: [www.haringey.gov.uk](http://www.haringey.gov.uk)

Electronic access to information: <https://www.procure4london.com>

Electronic submission of tenders and requests to participate: <https://www.procure4london.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**

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**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: 400 000 000 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,
  - 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,
  - conversions/extensions/adaptations of dwellings,
  - energy efficiency works,
  - asbestos surveys and removal works to internal and external aspects of Homes for Haringey Properties,
  - new build.

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 applicants 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 first such contracts awarded on commencement of the framework. Subsequently, the Authority anticipates making two further contract awards around the second anniversary of the framework and prior to expiry. Accordingly, the final two year call-off contract will last beyond the expiry of the framework agreement itself. At this stage, the Authority anticipates call off contracts pursuant to mini-competitions or by direct award in each case provided for in the framework agreement.

Further details will be set out in the Tender Documents.

#### **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 an initial 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**

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**

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.

#### **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.procure4london.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.

Will be specified in the Tender Documents and will be in accordance with Article 45 to 52 of Directive 2004/18/ EC and Regulation 23 to 29 of the Public Contracts Regulations 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 is 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 30 000 000 GBP.

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 20 000 000 GBP to 50 000 000 GBP 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 Client will need to ensure that the turnover limits of all the successful applicants meets the overall turnover value based on a 35 % of the applicants annual turnover. the minimum value of turnover will be 30 000 000 GBP.

### **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**

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### **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**

Not Provided

#### **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: 19.9.2012 - 13:00  
Payable documents: no

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

20.9.2012 - 13:00

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

18.12.2012

**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**

**VI.3. Additional information**

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

(2) The selection process will have a balanced weighting between quality & price.

There may be duplication between the shortlisting submission (see item III.2.1) and the required more detailed tender submission for the Quality assessment.

(3) 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.

(4) The applicant will be required as a condition of contract to comply with: the Contracting Authority's Contract Procedure rules.

(5) This Framework Suppliers must read through this set of instructions and follow the process to respond to this opportunity.

(6) 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.

(7) Appointment to a framework agreement is not a guarantee of work or any volume of work under the framework.(8)The information and/or documents for this opportunity are available on procure4london.com.

You must register on this site to respond, if you are already registered you will not need to register again, simply use your existing username and password. Please note there is a password reminder link on the homepage.

Suppliers must log in, go to your Response Manager and add the following Access Code: W28C6Q767V.

Please ensure you follow any instruction provided to you here.

The deadline for submitting your response(s) is 20.09.12. Please ensure that you allow

yourself plenty of time when responding to this opportunity prior to the closing date and time, especially if you have been asked to upload documents.

If you experience any technical difficulties please contact the Procure4london Helpdesk on call +44 8452707098 or email [helpdesk@procure4london.com](mailto:helpdesk@procure4london.com). GO Reference: GO-2012821-PRO-4173593.

#### **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**

21.8.2012