

United Kingdom-Liverpool: Construction work
OJ S 114/2020 15/06/2020
Contract notice
Works

Legal Basis:

Directive 2014/24/EU

Section I: Contracting authority

I.1. Name and addresses

Official name: Torus
Postal address: The Observatory
Town: Liverpool
NUTS code: UKD North West (England)
Postal code: L1 6RA
Country: United Kingdom
Contact person: Mr Michael Larkin
E-mail: michael.larkin@torus.co.uk
Telephone: +44 1512352570

Internet address(es):

Main address: www.torus.co.uk
Address of the buyer profile: www.torus.co.uk

I.2. Information about joint procurement

The contract is awarded by a central purchasing body

I.3. Communication

The procurement documents are available for unrestricted and full direct access, free of charge, at: <https://www.the-chest.org.uk/>

Additional information can be obtained from the abovementioned address

Tenders or requests to participate must be submitted electronically via: <https://www.the-chest.org.uk/>

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

Torus Development Contractors Framework
Reference number: DN479781

II.1.2. Main CPV code

45000000 Construction work - AA01

II.1.3. Type of contract

Works

II.1.4. Short description

Torus is a large and diverse organisation, we are simultaneously a landlord, property developer, commercial contractor and social entrepreneur. We manage 40 000 homes, employ 1 500 people with a mission to grow stronger communities. Our vision is clear. We will invest in people, homes, places and futures. Our activities and partnerships contribute to the regeneration of our key heartlands of Liverpool, Warrington, St Helens and further afield across the region.

Torus is looking to create a framework of contractors for a range of new build projects to support the ambitions of the development team. The framework will be split into lots according to project size and social return.

The framework agreement uses a FAC-1 Framework Alliance Contract which will act as the umbrella agreement and establish the terms and conditions for contract award. The delivery contract will be the JCT Design and Build 2016 edition with Torus amendments as set out in the ITT.

Candidates should note that there is no guarantee of any work as a result of this arrangement. Bidders can bid on one or more lots, but can be awarded a place on one lot only.

Lot 1: 6 operators

Lot 2: 6 operators

Lot 3: 1 operator

It is the intention that mini competition will be the preferred route for award of call off contracts for any lot with multiple suppliers, although direct award procedure is possible.

II.1.5. Estimated total value

Value excluding VAT: 300 000 000,00 GBP

II.1.6. Information about lots

This contract is divided into lots: yes

Tenders may be submitted for maximum number of lots: 3

Maximum number of lots that may be awarded to one tenderer: 1 The contracting authority reserves the right to award contracts combining the following lots or groups of lots:

Lot 3 is a specific lot based on social return designed to support the social investment needs of Torus over the course of the duration of the framework.

II.2. Description

II.2.1. Title

Lot 1: Project Range GBP 0 m to GBP 10 m

Lot No: 1

II.2.2. Additional CPV code(s)

44100000 Construction materials and associated items

II.2.3. Place of performance

NUTS code: UKD North West (England)

II.2.4. Description of the procurement

Lot 1: framework for new build development projects which are within a bracket of GBP 0 m to GBP 10 m.

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: 65 000 000,00 GBP

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

Duration in months: 48

This contract is subject to renewal: no

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

II.2. Description

II.2.1. Title

Lot 2: Project Range GBP 10 m and Above
Lot No: 2

II.2.2. Additional CPV code(s)

45400000 Building completion work

II.2.3. Place of performance

NUTS code: UKD North West (England)

II.2.4. Description of the procurement

Lot 2: framework for new build development projects which are GBP 10 m and above.

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: 16 500 000,00 GBP

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

Duration in months: 48

This contract is subject to renewal: no

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

II.2. Description

II.2.1. Title

Lot 3: Social Return any Project with a Value Above OJEU Threshold GBP 4.7 m
Lot No: 3

II.2.2. Additional CPV code(s)

45400000 Building completion work

II.2.3. Place of performance

NUTS code: UKD North West (England)

II.2.4. Description of the procurement

Lot 3 is for social return any project with a value above OJEU threshold GBP 4.7 m. This is a specific lot based on social return designed to support the social investment needs of Torus over the course of the duration of the framework.

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: 65 000 000,00 GBP

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

Duration in months: 48

This contract is subject to renewal: no

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

Section III: Legal, economic, financial and technical information

III.1. Conditions for participation

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

Section IV: Procedure

IV.1. Description

IV.1.1. Type of procedure

Open 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: 6
In the case of framework agreements, provide justification for any duration exceeding 4 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.2.1. Previous publication concerning this procedure

Notice number in the OJ S: [2020/S 103-249479](#)

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

Date: 13/07/2020 Local time: 23:30

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

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)

IV.2.7. Conditions for opening of tenders

Date: 13/07/2020 Local time: 23:30

Section VI: Complementary information

VI.1. Information about recurrence

This is a recurrent procurement: no

VI.3. Additional information

Any entities which fall into either of the following categories and which are permitted by Torus to make particular purchases under the framework from time to time:

(a) any joint venture entities (whether companies, limited liability partnerships or otherwise) in which Torus or any subsidiary undertakings of Torus participates from time to time (whether as a shareholder, member or otherwise);

(b) other contracting authorities including Registered Providers of Social Housing within England and Wales (as defined by the Housing and Regeneration Act 2008), Registered Social Landlords within Scotland (as defined by the Housing (Scotland) Act 2010) and local authorities across the UK.

The contracting authority reserves the right not to award any contract pursuant to this procurement exercise and/or to abandon this procurement exercise at any time and/or to award a contract for part of the works at its sole discretion. The contracting authority shall

have no liability whatsoever to any applicant or tenderer as a result of its exercise of that discretion. For the avoidance of doubt, all costs incurred by any applicant and/or tenderer before signature of any contract with the contracting authority shall be incurred entirely at that applicant's/tenderer's risk.

Appointment to the framework is no guarantee of work or of any minimum amount of work pursuant to that framework.

VI.4. Procedures for review

VI.4.1. Review body

Official name: Torus 62 Ltd

Town: Merseyside

Country: United Kingdom

VI.5. Date of dispatch of this notice

11/06/2020