

United Kingdom-Billericay: Construction work
OJ S 169/2013 31/08/2013
Contract notice
Works

Directive 2004/18/EC

Section I: Contracting authority

I.1. Name and addresses

Official name: Swan Housing Association Ltd
Postal address: Pilgrim House High Street, Essex
Town: Billericay
Postal code: CM12 9XY
Country: United Kingdom
E-mail: regeneration@swan.org.uk
Telephone: +44 2087483020

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: Swan New Homes
Postal address: Swan Housing Association Ltd, Pilgrim House High Street, Essex
Town: Billericay
Postal code: CM12 9XY
Country: United Kingdom
Official name: Swan Commercial Services Limited
Postal address: Swan Housing Association Ltd, Pilgrim House High Street, Essex
Town: Billericay
Postal code: CM12 9XY
Country: United Kingdom
Official name: Vivo Support Services
Postal address: Swan Housing Association Ltd, Pilgrim House High Street, Essex
Town: Billericay
Postal code: CM12 9XY
Country: United Kingdom
Official name: Hera Management Services Limited
Postal address: Swan Housing Association Ltd, Pilgrim House High Street, Essex

Town: Billericay
Postal code: CM12 9XY
Country: United Kingdom

Section II: Object of the contract

II.1. Description

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

Contractor's Framework Agreement.

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

Works

Main site or place of performance: UKH23 Hertfordshire;

UKH3 Essex;

UKI London;

UKI1 Inner London;

UKI2 Outer London;

UKJ4 Kent.

NUTS code UKI London,UKH3 Essex

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: 12

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: 200 000 000 GBP

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

Swan Housing Group operates predominantly in the South East of England. The parent undertaking in Swan Housing Group is the Authority which is an industrial and provident society and Registered Provider. The procurement process is being led by the Authority for itself and on behalf of other members of the Swan Housing Group including:

- Swan New Homes;
- Swan Commercial Services Limited;
- Vivo Support Services; and
- Hera Management Service Limited.

The Authority currently develops affordable rented projects, low cost home ownership projects, intermediate rent and key worker accommodation as well as properties for sale.

The Authority wishes to procure a framework from which contracts can be called off and awarded to contractors appointed on the framework. It is envisaged such contracts will be for the provision to the Authority of a range of new build and refurbishment works. The proposed framework agreement will be for a term of four years.

It is the Authority's intention that the Contractor's Framework will be divided into three Lots based on three different banded contract values:

Lot 1: for contracts to be called off the Framework where payment to the contractor under the contract is indicated to be of a value of up to 4,999,999 GBP

Lot 2: for contracts to be called off the Framework where payment to the contractor under the

contract is indicated to be of a value between 5,000,000 GBP and 19,999,999 GBP

Lot 3: for contracts to be called off the Framework where payment to the contractor under the contract is indicated to be of a value of 20,000,000 GBP or more.

A prospective bidder can bid for one Lot, two of the Lots or all three of the Lots. A prospective bidder is only required to complete one PQQ Response even where it is bidding for more than one Lot.

The framework will be available to the following such that each of the following will be entitled to directly call off contracts from the framework:

1. the Authority and all other members of the Swan Housing Group from time to time (including all subsidiary undertakings of Swan Housing Association Ltd); and
2. any entities which fall into either of the following categories and which are permitted by the Authority to call off contracts from the framework from time to time: (a) any joint venture entities (whether companies, limited liability partnerships or otherwise) in which any member of the Swan Housing Group participates from time to time (whether as a shareholder, member or otherwise); (b) any developer or contractor which is involved in a particular project in which a member of the Swan Housing Group is also involved (for example, where a developer has received or is due to receive funding from a member of the Swan Housing Group to develop a particular scheme).

As a guide, under the framework the Authority intends to develop in the region of 500 homes over the next 12 months and the Authority anticipates the development programme will be in excess of 500 homes per year over the next 2 years. The homes will be built within the London Thames Gateway area and Essex. The Authority's anticipates that contracts will be called off from the framework in relation to current large regeneration schemes based at the Authority's developments at Blackwall Reach, Poplar and Craylands in Basildon, Essex. At this stage it is only possible to provide an indicative value for the work that may be called off from the framework. As an estimate only the Authority consider the framework value may be 50,000,000 GBP per year for the four year framework term.

Prospective bidders should note that the Authority's intention is that under the framework contractors will be invited to compete in a mini tender competition for every contract it wishes to call off. For the avoidance of doubt, the Authority is under no obligation to award contracts to any or all appointed individual contractors.

The Authority would like to attract contractors with extensive experience of the Registered Provider market, with a commitment to quality and customer service, and knowledge of the Home and Communities Agency design and quality standards.

At this stage the detail provided in this A3 is only indicative of the Authority's current thinking and the provision of this detail is not a commitment by the Authority to call off contracts from the framework at all or for particular developments or projects. The Authority does not and cannot guarantee the level or value of work which will be commissioned from the framework, or any contract called off the framework, by the Authority or any entities or in total.

Subject to receipt of the required number of qualifying and acceptable bids the Authority is minded to shortlist the following number of bidders to invite to tender for the respective Lots:

Lot 1: eight bidders to be shortlisted for the invitation to tender stage;

Lot 2: eight bidders to be shortlisted for the invitation to tender stage;

Lot 3: eight bidders to be shortlisted for the invitation to tender stage.

Following the evaluation of tender submissions by the shortlisted tenderers the Authority is minded to appoint the following number of contractors on to the framework in relation to the respective lots, subject to the receipt of the required number of qualifying and acceptable bids:

Lot 1: a minimum of two and a maximum of four contractors;

Lot 2: a minimum of two and a maximum of four contractors;

Lot 3: a minimum of two and a maximum of four contractors.

II.1.6. CPV code(s)

45000000 Construction work, 45210000 Building construction work, 45211000 Construction work for multi-dwelling buildings and individual houses, 45211300 Houses construction work, 45211340 Multi-dwelling buildings construction work, 45211341 Flats construction work, 45211360 Urban development construction work, 45211100 Construction work for houses

II.1.7. Information about the Government Procurement Agreement (GPA)

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

II.2. Scope of the procurement

II.2.1. Total quantity or scope

II.2.2. Information about options

II.2.3. Information about renewals

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

Information about lots

Lot No: 1

Lot title: Lot 1: up to 4,999,999 GBP

1) Short description

The Authority intends that the Contractor's Framework will be divided into three Lots based on three different banded contract values. The first banding is for contracts called off the framework where payment to the contractor under the contract is indicated to be of a value of up to 4,999,999 GBP.

2) CPV code(s)

45000000 Construction work, 45210000 Building construction work, 45211000 Construction work for multi-dwelling buildings and individual houses, 45211300 Houses construction work, 45211340 Multi-dwelling buildings construction work, 45211341 Flats construction work, 45211360 Urban development construction work, 45211100 Construction work for houses

3) Quantity or scope

4) Indication about different time frame or duration

5) Additional information about lots

Lot No: 2

Lot title: Lot 2: between 5,000,000 GBP and 19,999,999 GBP

1) Short description

The Authority intends that the Contractor's Framework will be divided into three Lots based on three different banded contract values. The second banding is for contracts called off the framework where payment to the contractor under the contract is indicated to be of a value between 5,000,000 GBP and 19,999,999 GBP.

2) CPV code(s)

45000000 Construction work, 45210000 Building construction work, 45211000 Construction work for multi-dwelling buildings and individual houses, 45211300 Houses construction work, 45211340 Multi-dwelling buildings construction work, 45211341 Flats construction work, 45211360 Urban development construction work, 45211100 Construction work for houses

3) Quantity or scope

4) Indication about different time frame or duration

5) Additional information about lots

Lot No: 3

Lot title: Lot 3: 20,000,000 GBP or more

1) Short description

The Authority intends that the Contractor's Framework will be divided into three Lots based on three different banded contract values. The third banding is for contracts called off the framework where payment to the contractor under the contract is indicated to be of a value of 20,000,000 GBP or more.

2) CPV code(s)

45000000 Construction work, 45210000 Building construction work, 45211000 Construction work for multi-dwelling buildings and individual houses, 45211300 Houses construction work, 45211340 Multi-dwelling buildings construction work, 45211341 Flats construction work, 45211360 Urban development construction work, 45211100 Construction work for houses

3) Quantity or scope

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

A parent company guarantee and/or performance bond may be required.

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

The Contracting Authority may require a consortium to form a legal entity in accordance with Regulation 28(3) of the Public Contracts Regulations 2006.

III.1.4. Contract performance conditions

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: Prospective bidders will be required to complete a PQQ, part of which will include information about their personal situation and circumstances.

III.2.2. Economic and financial ability

List and brief description of conditions: Prospective bidders will be required to complete a PQQ part of which will include information on their economic and financial capacity.

III.2.3. Technical and professional ability

List and brief description of conditions:

Prospective bidders will be required to complete a PQQ part of which will include information on their technical and professional ability.

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

Objective criteria for choosing the limited number of candidates: For each Lot the Authority is minded to shortlist, by reference to the Evaluation Process and Qualification Criteria set out in the PQQ, 8 bidders to invite to tender subject to the receipt of the required number of qualifying and acceptable bids.

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

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

30.9.2013 - 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

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

VI.4. Procedures for review

VI.4.1. Review body

VI.4.2. Review procedure

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

VI.5. Date of dispatch of this notice

29.8.2013