

United Kingdom-Billericay: Engineering services

OJ S 168/2014 03/09/2014

Contract notice

Services

Directive 2004/18/EC

Section I: Contracting authority

I.1. Name and addresses

Official name: Swan Housing Association Limited

Postal address: Swan Housing Association Limited Pilgrim House High Street Billericay Essex
CM12 9XY

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 Limited

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

Section II: Object of the contract

II.1. Description

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

Construction Consultants Framework.

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

Services

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

Maximum number Envisaged maximum number of participants to the framework agreement
: 84

Duration of the framework agreement

Duration in years: 4

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

Swan Housing Association operates predominantly in the South East of England. Swan Housing Association Ltd (the Authority) 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 Association including:

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

More specifically, it is intended that the framework will be available to the following such that each of the following will be entitled to call off contracts from the framework:

1. the Authority and all other members of the Swan Housing Association 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 Association 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 Association is also involved (for example, where a developer has received or is due to receive funding from a member of the Swan Housing Association to develop a particular scheme.

The Authority and other members of the Swan Housing Association currently develop

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 consultants appointed on the framework. It is envisaged such contracts will be for the provision to the Authority of consultancy services in respect of a range of new build and refurbishment works. The proposed framework agreement will be for a term of 4 years, although (for the avoidance of doubt) the duration of individual contracts called-off under the framework may extend beyond the expiry of the framework term.

It is the Authority's intention that the Consultants Framework will be divided into 6 Lots as follows:

Lot 1: Core Service Package (Quantity Surveyor and CDM Co-ordinator).

Lot 2: Full Service Package (Employers Agent, Quantity Surveyor, CDM Co-ordinator and Clerk of Works).

Lot 3: Structural Engineer.

Lot 4: Utilities and Services Engineer.

Lot 5: M&E Consultant/Engineer.

Lot 6: Valuation, Sales and Marketing Services.

Lot 7: Multi-disciplinary services (any combination or all of the following services: architectural services; quantity surveyor; CDM co-ordinator; employer's agent; mechanical and electrical consultant/engineer; structural engineer; project manager; valuation, sales and marketing services; ancillary services related to any of the foregoing services).

A prospective bidder can bid for one Lot, all Lots or any combination of Lots. A prospective bidder is only required to complete one Pre-Qualification Questionnaire (PQQ) Response even where it is bidding for more than 1 Lot. However, there will be certain sections in the PQQ that will be specific to individual Lots and that will only be applicable to the evaluation of PQQ responses for the particular Lot in question.

It is intended that the framework will be available for use by the Authority and other members of the Swan Housing Association for any consultancy services that they may require from time to time. This is likely to include, but is not limited to, services that are likely to be required in relation to the Authority's development programme, under which it is expected that in excess of 500 homes per year will be developed over the next 2 years within the London area and Essex. In particular, this development programme includes 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 a very approximate, indicative value for the services that may be called off from the framework. As an estimate only, the Authority considers that the value of the services (in terms of total amounts payable to the various appointed suppliers) for each Lot for the 4 year framework term may be approximately as follows:

Lot 1: up to 1 500 000 GBP.

Lot 2: up to 1 500 000 GBP.

Lot 3: up to 1 500 000 GBP.

Lot 4: up to 750 000 GBP.

Lot 5: up to 750 000 GBP.

Lot 6: up to 4 500 000 GBP.

Lot 7: up to 4 500 000 GBP.

For the avoidance of doubt, the Authority will be under no obligation to award contracts to any or all appointed individual consultants and does not guarantee the level or value of services that will be called-off under the framework or required under any individual contract.

The Authority would like to attract consultants 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.

Following the evaluation of tender submissions by the short-listed bidders the Authority is minded to appoint a minimum of 10 and a maximum of 12 consultants on to the framework for each individual Lot, subject to the receipt of qualifying and acceptable bids.

II.1.6. CPV code(s)

71300000 Engineering services, 71500000 Construction-related services, 70000000 Real estate services, 71324000 Quantity surveying services, 71317210 Health and safety consultancy services, 71520000 Construction supervision services, 71521000 Construction-site supervision services, 71530000 Construction consultancy services, 71540000 Construction management services, 71541000 Construction project management services, 71315200 Building consultancy services, 71315210 Building services consultancy services, 71310000 Consultative engineering and construction services, 71311300 Infrastructure works consultancy services, 71312000 Structural engineering consultancy services, 71315000 Building services, 71318000 Advisory and consultative engineering services, 71320000 Engineering design services, 71321000 Engineering design services for mechanical and electrical installations for buildings, 71314100 Electrical services, 71314300 Energy-efficiency consultancy services, 71330000 Miscellaneous engineering services, 71333000 Mechanical engineering services, 71334000 Mechanical and electrical engineering services, 71336000 Engineering support services, 71314310 Heating engineering services for buildings, 70121000 Building sale or purchase services, 71200000 Architectural and related services, 71220000 Architectural design services, 71221000 Architectural services for buildings

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: Core Service Package (Quantity Surveyor and CDM Co-ordinator)

1) Short description

The Authority intends that the Consultants Framework will be divided into seven Lots. Lot 1 is for contracts for the following services: quantity surveyor and CDM co-ordinator.

2) CPV code(s)

71324000 Quantity surveying services, 71317210 Health and safety consultancy services, 71500000 Construction-related services, 71520000 Construction supervision services, 71521000 Construction-site supervision services, 71530000 Construction consultancy services, 71540000 Construction management services, 71541000 Construction project management services, 71315200 Building consultancy services

- 3) **Quantity or scope**
- 4) **Indication about different time frame or duration**
- 5) **Additional information about lots**

Lot No: 2

Lot title: Full Service Package (Employer's Agent, Quantity Surveyors, CDM Co-ordinator and Clerk of Works.

1) Short description

The Authority intends that the Consultants Framework will be divided into seven Lots. Lot 2 is for contracts for the following services: employer's agent, quantity surveyors, CDM co-ordinator and clerk of works.

2) CPV code(s)

71324000 Quantity surveying services, 71317210 Health and safety consultancy services, 71500000 Construction-related services, 71520000 Construction supervision services, 71521000 Construction-site supervision services, 71530000 Construction consultancy services , 71540000 Construction management services, 71541000 Construction project management services, 71315200 Building consultancy services

3) Quantity or scope

4) Indication about different time frame or duration

5) Additional information about lots

Lot No: 3

Lot title: Structural Engineer

1) Short description

The Authority intends that the Consultants Framework will be divided into seven lots. Lot 3 is for contracts for structural engineering services.

2) CPV code(s)

71500000 Construction-related services, 71520000 Construction supervision services, 71530000 Construction consultancy services, 71540000 Construction management services, 71300000 Engineering services, 71315200 Building consultancy services, 71310000 Consultative engineering and construction services, 71311300 Infrastructure works consultancy services, 71312000 Structural engineering consultancy services, 71318000 Advisory and consultative engineering services, 71320000 Engineering design services, 71330000 Miscellaneous engineering services, 71336000 Engineering support services

3) Quantity or scope

4) Indication about different time frame or duration

5) Additional information about lots

Lot No: 4

Lot title: Utilities and Services Engineer

1) Short description

The Authority intends that the Consultants Framework will be divided into seven Lots. Lot 4 is for contracts for the utilities and services engineering services.

2) CPV code(s)

71500000 Construction-related services, 71520000 Construction supervision services, 71530000 Construction consultancy services, 71540000 Construction management services, 71300000 Engineering services, 71315200 Building consultancy services, 71315210 Building services consultancy services, 71310000 Consultative engineering and construction services, 71315000 Building services, 71318000 Advisory and consultative engineering services, 71320000 Engineering design services, 71321000 Engineering design services for mechanical and electrical installations for buildings, 71314100 Electrical services, 71314300 Energy-efficiency consultancy services, 71330000 Miscellaneous engineering services, 71333000 Mechanical engineering services, 71334000 Mechanical and electrical engineering services, 71336000 Engineering support services, 71314310 Heating engineering services for buildings

3) Quantity or scope

4) Indication about different time frame or duration

5) Additional information about lots

Lot No: 5

Lot title: Mechanical and Electrical Consultant/Engineer

1) Short description

The Authority intends that the Consultants Framework will be divided into seven Lots. Lot 5 is for contracts for mechanical and electrical consultancy and engineering services.

2) CPV code(s)

71500000 Construction-related services, 71520000 Construction supervision services, 71530000 Construction consultancy services, 71540000 Construction management services, 71300000 Engineering services, 71315200 Building consultancy services, 71315210 Building services consultancy services, 71310000 Consultative engineering and construction services, 71315000 Building services, 71318000 Advisory and consultative engineering services, 71320000 Engineering design services, 71321000 Engineering design services for mechanical and electrical installations for buildings, 71314100 Electrical services, 71330000 Miscellaneous engineering services, 71333000 Mechanical engineering services, 71334000 Mechanical and electrical engineering services, 71336000 Engineering support services, 71314310 Heating engineering services for buildings

3) Quantity or scope

4) Indication about different time frame or duration

5) Additional information about lots

Lot No: 6

Lot title: Valuation, Sales and Marketing Services

1) Short description

The Authority intends that the Consultants Framework will be divided into seven Lots. Lot 6 is for contracts for the following services: valuation, sales and marketing services.

2) CPV code(s)

70000000 Real estate services, 70121000 Building sale or purchase services

3) Quantity or scope

4) Indication about different time frame or duration

5) Additional information about lots

Lot No: 7

Lot title: Multi-disciplinary services

1) Short description

The Authority intends that the Consultants Framework will be divided into 7 lots. Lot 7 is for contracts for any combination or all of the following services: architectural services; quantity surveyor; CDM co-ordinator; employer's agent; mechanical and electrical consultant/engineer; structural engineer; project manager; valuation, sales and marketing services; ancillary services related to any of the foregoing.

2) CPV code(s)

71300000 Engineering services, 71500000 Construction-related services, 71324000 Quantity surveying services, 71317210 Health and safety consultancy services, 71520000 Construction supervision services, 71521000 Construction-site supervision services, 71530000 Construction consultancy services, 71540000 Construction management services, 71541000 Construction project management services, 71315200 Building consultancy services, 71315210 Building services consultancy services, 71310000 Consultative engineering and construction services, 71311300 Infrastructure works consultancy services, 71312000 Structural engineering consultancy services, 71315000 Building services, 71318000 Advisory and consultative engineering services, 71320000 Engineering design services, 71321000 Engineering design services for mechanical and electrical installations for buildings, 71314100 Electrical services, 71330000 Miscellaneous engineering services, 71333000 Mechanical engineering services, 71334000 Mechanical and electrical engineering services, 71336000 Engineering support services, 71314310 Heating engineering services for buildings, 71200000 Architectural and related services, 71220000 Architectural design services, 71221000 Architectural services for buildings, 70000000 Real estate services, 70121000 Building sale or purchase services

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

The Authority reserves the right to require deposits, guarantees, bonds and other forms of appropriate security.

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 ability.

Minimum level(s) of standards possibly required: Prospective bidders must meet minimum standards in relation to: (i) financial standing; and (ii) levels of insurance. Please refer to the PQQ for more details.

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/capacity.

Minimum level(s) of standards possibly required:

Prospective bidders must meet minimum standards in relation to: (i) past performance; (ii) health and safety; (iii) quality assurance; (iv) sustainability; and (v) equalities. Please refer to the PQQ for more details.

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 short-list to the invitation to tender stage, by reference to the evaluation process and qualification criteria set out in the PQQ, a minimum of 15 and a maximum of 20 bidders, 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**
2.10.2014 - 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

The services being procured under Lot 6 are classified as Part B Services under the Public Contracts Regulations 2006. Accordingly, the publication of this contract notice is not mandatory in respect of these services. Neither the issue of this contract notice, the pre-qualification questionnaire, the invitation to tender or any other tender documents should be taken as acceptance that the Public Contracts Regulations 2006, Directive 2004/17/EC or procurement law generally applies to the procurement of Lot 6 nor is intended to create any contract (express or implied) that the Authority is conducting the tender process for Lot 6 in accordance with the Public Contracts Regulations 2006, Directive 2004/17/EC or procurement law.

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

1.9.2014