

United Kingdom-Billericay: Site preparation work

OJ S 176/2014 13/09/2014

Contract notice

Works

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, Essex

Town: Billericay

Postal code: CM12 9XY

Country: United Kingdom

E-mail: regeneration@swan.org.uk**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 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

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

Section II: Object of the contract

II.1. Description

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

Construction Subcontractors Framework.

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

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 contractors appointed on the framework. It is envisaged such contracts will be for the provision to the Authority of subcontractor works in respect of a range of new build and refurbishment works. The proposed framework agreement will be for a term of four 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 Subcontractors Framework will be divided into seven Lots as follows:

Lot 1. Groundworks.

Lot 2. Concrete frame.

Lot 3. Timber frame.

Lot 4. Mechanical installations.

Lot 5. Electrical installations.

Lot 6. Mechanical and electrical installations (combined).

Lot 7. Plastering, dry lining and rendering.

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 one 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 subcontractor works that they may require from time to time. This is likely to include, but is not limited to, works 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 works that may be called off from the framework. As an estimate only, the Authority considers that the value of the works (in terms of total amounts payable to the various appointed contractors) for each Lot over the 4 year framework term may be approximately as follows:

Lot 1: up to 11 250 000 GBP.

Lot 2: up to 10 000 000 GBP.

Lot 3: up to 5 000 000 GBP.

Lot 4: up to 15 000 000 GBP.

Lot 5: up to 7 500 000 GBP.

Lot 6: up to 7 500 000 GBP.

Lot 7 up to 15 000 000 GBP.

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

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.

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 contractors on to the framework for each individual Lot, subject to the receipt of qualifying and acceptable bids.

II.1.6. CPV code(s)

45100000 Site preparation work, 45111200 Site preparation and clearance work, 45111230 Ground-stabilisation work, 45111240 Ground-drainage work, 45111250 Ground investigation work, 45112000 Excavating and earthmoving work, 45112100 Trench-digging work, 45112200 Soil-stripping work, 45112210 Topsoil-stripping work, 45112300 Infill and land-reclamation work, 45112310 Infill work, 45112320 Land-reclamation work, 45112330 Site-reclamation work , 45112340 Soil-decontamination work, 45112350 Reclamation of waste land, 45112360 Land rehabilitation work, 45112500 Earthmoving work, 45112700 Landscaping work, 45210000 Building construction work, 45211100 Construction work for houses, 45211300 Houses construction work, 45211340 Multi-dwelling buildings construction work, 45211341 Flats construction work, 45300000 Building installation work, 45310000 Electrical installation work, 45315000 Electrical installation work of heating and other electrical building-equipment, 45317000 Other electrical installation work, 45350000 Mechanical installations, 45410000 Plastering work, 45400000 Building completion work, 45450000 Other building completion work

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: Groundworks

1) Short description

The Authority intends that the Construction Subcontractors Framework will be divided into seven Lots. Lot 1 is for groundworks.

2) CPV code(s)

45100000 Site preparation work, 45111200 Site preparation and clearance work, 45111230 Ground-stabilisation work, 45111240 Ground-drainage work, 45111250 Ground investigation work, 45112000 Excavating and earthmoving work, 45112100 Trench-digging work, 45112200 Soil-stripping work, 45112210 Topsoil-stripping work, 45112300 Infill and land-reclamation work, 45112310 Infill work, 45112320 Land-reclamation work, 45112330 Site-reclamation work , 45112340 Soil-decontamination work, 45112350 Reclamation of waste land, 45112360 Land rehabilitation work, 45112500 Earthmoving work, 45112700 Landscaping work

3) Quantity or scope

4) Indication about different time frame or duration

5) Additional information about lots

Lot No: 2

Lot title: Concrete frame structures

1) Short description

The Authority intends that the Construction Subcontractors Framework will be divided into seven Lots. Lot 2 is for works relating to concrete frame structures.

2) CPV code(s)

45210000 Building construction work, 45211100 Construction work for houses, 45211300 Houses construction work, 45211340 Multi-dwelling buildings construction work, 45211341 Flats construction work

3) Quantity or scope

4) Indication about different time frame or duration

5) Additional information about lots

Lot No: 3

Lot title: Timber frame structures

1) Short description

The Authority intends that the Construction Subcontractors Framework will be divided into seven Lots. Lot 3 is for timber frame structures.

2) CPV code(s)

45210000 Building construction work, 45211100 Construction work for houses, 45211300 Houses construction work, 45211340 Multi-dwelling buildings construction work, 45211341 Flats construction work

3) Quantity or scope

4) Indication about different time frame or duration

5) Additional information about lots

Lot No: 4

Lot title: Mechanical installations

1) Short description

The Authority intends that the Construction Subcontractors Framework will be divided into seven Lots. Lot 4 is for mechanical installation works.

2) CPV code(s)

45350000 Mechanical installations

3) Quantity or scope

4) Indication about different time frame or duration

5) Additional information about lots

Lot No: 5

Lot title: Electrical installations

1) Short description

The Authority intends that the Construction Subcontractors Framework will be divided into seven Lots. Lot 5 is for electrical installation works.

2) CPV code(s)

45310000 Electrical installation work, 45315000 Electrical installation work of heating and other electrical building-equipment, 45317000 Other electrical installation work

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

Lot No: 6

Lot title: Mechanical and electrical installations (combined)

- 1) Short description**

The Authority intends that the Construction Subcontractors Framework will be divided into seven Lots. Lot 6 is for works for a combination of mechanical and electrical installation works.
- 2) CPV code(s)**

45300000 Building installation work, 45310000 Electrical installation work, 45315000 Electrical installation work of heating and other electrical building-equipment, 45317000 Other electrical installation work, 45350000 Mechanical installations
- 3) Quantity or scope**
- 4) Indication about different time frame or duration**
- 5) Additional information about lots**

Lot No: 7

Lot title: Plastering, dry lining and rendering

- 1) Short description**

The Authority intends that the Construction Subcontractors Framework will be divided into seven Lots. Lot 7 is for plastering, dry lining and rendering.
- 2) CPV code(s)**

45400000 Building completion work, 45410000 Plastering work, 45450000 Other building completion work
- 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 13.10.2014 - 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

VI.2. Information about European Union funds

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 10.9.2014