

United Kingdom-Worle: Architectural, construction, engineering and inspection services

OJ S 216/2013 07/11/2013

Contract notice

Services

Directive 2004/18/EC

Section I: Contracting authority

I.1. Name and addresses

Official name: Knightstone Housing Association Limited

Postal address: Weston Gateway Business Park Weston-Super-Mare Somerset

Town: Worle

Postal code: BS24 7JP

Country: United Kingdom

Contact person: Ark Housing Consultancy

For the attention of: Peter Hodgson

E-mail: khaprourementarch@arkconsultancy.co.uk

Telephone: +44 1242252877

Fax: +44 1242228519

Internet address(es):General address of the contracting authority: <http://knightstone.co.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: SHAL Housing Limited

Postal address: 2 King Square, Bridgewater, Somerset

Town: Bridgewater

Postal code: TA6 3DG

Country: United Kingdom

Official name: Alliance Homes

Postal address: 40 Martingale Way, Portishead

Town: Portishead

Postal code: BS20 7AW

Country: United Kingdom

Official name: Arc Developments (South West) Ltd

Postal address: c/o Knightstone Housing Association, Weston Gateway Business Park,
Weston-super-Mare

Town: Worle

Postal code: BS24 7JP
Country: United Kingdom
Official name: Bristol Community Housing Foundation
Postal address: 400 Filton Avenue, Horfield
Town: Bristol
Postal code: BS7 0LJ
Country: United Kingdom

Section II: Object of the contract

II.1. Description

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

Knightstone Housing Association - Architectural & Associated Services Framework Agreement.

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

Services

Service category No 12: Architectural services; engineering services and integrated engineering services; urban planning and landscape engineering services; related scientific and technical consulting services; technical testing and analysis services

Main site or place of performance: Bristol, Bath and North East Somerset, North Somerset, South Gloucestershire, Sedgemoor, Taunton Deane, West Somerset, Mendip and South Somerset.

NUTS code UKK11 Bristol, City of,UKK12 Bath and North East Somerset, North Somerset and South Gloucestershire,UKK23 Somerset

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 a single operator

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:

Range: between 600 000 and 800 000 GBP

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

Knightstone Housing Association seeks to establish a four (4) year framework agreement (the 'Framework Agreement') to secure framework partners to provide Architectural and associated consultancy services to support the delivery of its future new homes development programme. "Associated services" include provision of Code for Sustainable Homes, HQIs and Building for Life assessments, Certified Passivhaus (CEPH) design and planning consultancy.

Successful Service Providers will provide consultancy services for works contracts that are predominantly new build housing schemes but may involve refurbishment and non-residential accommodation (retail, commercial, community and environmental projects).

JCT standard forms of contract, the NEC suite of contracts, bespoke development agreements and other

partnering forms of contract may be used.

Service contracts will be awarded under the framework agreement on the basis of the criteria set out in the

Invitation to Tender documentation. The specific services required from consultants may vary according to the project (but the full range of possible services will be set out in the ITT). Service Contracts will be awarded under the framework agreement either by way of direct call off or by mini-tender. Knightstone Housing Association (and other client organisations named at Annex A) reserve the right to award a service contract to a consultant outside of the framework agreement. Service contracts called off under the framework may continue beyond the 4 year period of the framework, to coincide with completion of any particular scheme or programme of schemes, which commenced during the term of the framework agreement. As the Framework is open to other organisations, all of the organisations listed at Annex A will be entitled to use the services of the Service Providers called off from the framework agreement.

II.1.6. CPV code(s)

71000000 Architectural, construction, engineering and inspection services, 71200000 Architectural and related services

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

The procurement is covered by the Government Procurement Agreement: no

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 range of expenditure for the 4 year period of the Framework Agreement is envisaged to be between 600,000 and 800,000 GBP.

Estimated value excluding VAT:

Range: between 600 000 and 800 000 GBP

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

Section III: Legal, economic, financial and technical information

III.1. Conditions related to the contract

III.1.1. Deposits and guarantees required

III.1.2.

Main financing conditions and payment arrangements and/or reference to the relevant provisions governing them

As detailed in the Invitation to Tender Document.

III.1.3. Legal form to be taken by the group of economic operators to whom the contract is to be awarded

Jointly and Severally Liable.

III.1.4. Contract performance conditions

The performance of the contract is subject to particular conditions: yes

Description of particular conditions: Continuation as a Service Provider on the Framework will be subject to a satisfactory review of performance across a range of relevant performance criteria which will be detailed in the Invitation to Tender documents.

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: Relevant details will be provided in the Pre Qualification Questionnaire.

III.2.2. Economic and financial ability

List and brief description of conditions: Bidders will be required to complete a Pre-Qualifying Questionnaire (PQQ) consistent with the provisions of Directive 2004/18/EC.

Minimum level(s) of standards possibly required: As set out in the PQQ.

III.2.3. Technical and professional ability

List and brief description of conditions:

Bidders will be required to complete a Pre-Qualifying Questionnaire (PQQ) consistent with the provisions of Directive 2004/18/EC.

Minimum level(s) of standards possibly required:

As set out in the PQQ.

III.2.4. Information about reserved contracts

III.3. Conditions specific to services contracts

III.3.1. Information about a particular profession

Execution of the service is reserved to a particular profession: no

III.3.2. Information about staff responsible for the performance of the contract

Obligation to indicate the names and professional qualifications of the staff assigned to performing the contract: no

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

Envisaged minimum number 6: and Maximum number 12

Objective criteria for choosing the limited number of candidates: As detailed in the Pre Qualification Questionnaire.

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

IV.3.2. Previous publication concerning this procedure

no

IV.3.3. Conditions for obtaining specifications and additional documents or descriptive document

Payable documents: no

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

16.12.2013 - 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

A PQQ must be completed and returned with the request to participate. To obtain a PQQ please use the email address knightstoneprocurementea@arkconsultancy.co.uk. Bidders can request a PQQ until 17:00, Monday 9.12.2013. The contracting authority will not accept requests for PQQ's after this date. Bidders who request a PQQ will also be provided with a MOI (Memorandum of Information), which provides outline information in relation to the services being procured.

These services will cover projects across a range of locations that form the focus of Knightstone's development activity comprising, but not restricted to, the local authority areas of Bath and North East Somerset, Bristol, Mendip, North Somerset, Sedgemoor, South Gloucestershire, South Somerset, Taunton and West Somerset.

The framework will also be open to the following organisations: Arc Developments (South West) Limited Knightstone's Key West Consortium, including Bristol Community Housing Foundation, SHAL Housing, Alliance Homes and future members.

No call off contracts are guaranteed to those appointed to the framework and Knightstone Housing Association reserves the right not to put in place a framework in relation to this notice.

No compensation or other costs of any kind will be paid if Knightstone Housing Association decides not to award a framework agreement for any reason. Bidders should take part in this process only on the basis that they fully understand and accept this position.

All documents to be priced in Sterling and all payments to be made in GBP.

VI.4. Procedures for review

VI.4.1. Review body

VI.4.2. Review procedure

Precise information on deadline(s) for review procedures: Knightstone will incorporate a minimum 15 calendar day Standstill Period following notification to unsuccessful applicants of the award decision. This period allows unsuccessful tenderers to seek further debriefing from the Contracting Authority before the contract is entered into. If an appeal regarding the award of contract has not been successfully resolved, the Public Contracts (Amendment) Regulations 2009 (SI2009/2992) provide for aggrieved parties who have been harmed or at risk of harm by breach of the Rules to take action in the High Court (England, Wales and Northern Ireland). Any such action must be brought within 3 months. Where a contract has not been entered into, the Court may order the setting aside of the award decision, or order the Contracting Authority to amend any document and may award damages. If the contract has been entered into the Court may generally only award damages.

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

Official name: Jonathan Thornton

Postal address: Knightstone Housing Association Weston Gateway Business Park Weston-Super-Mare

Town: Worle

Postal code: BS24 7JP

Country: United Kingdom

Telephone: +44 1934524300

VI.5. Date of dispatch of this notice

6.11.2013