

United Kingdom-Runcorn: Construction project management services

OJ S 217/2014 11/11/2014

Contract notice

Services

Directive 2004/18/EC

Section I: Contracting authority

I.1. Name and addresses

Official name: Halton Housing Trust

Postal address: Daresbury Point, Green Wood Drive, Manor Park

Town: Runcorn

Postal code: WA7 1UG

Country: United Kingdom

For the attention of: Phillip Williams

E-mail: tenders@cirruspurchasing.co.uk**Internet address(es):**General address of the contracting authority: <http://www.haltonhousing.org/>Address of the buyer profile: [https://cirrus-tenders.co.uk/Home.aspx?Link=\[23244478-d310-4485-ae8f-9d12fbfa686e\]&ClientStyle=1](https://cirrus-tenders.co.uk/Home.aspx?Link=[23244478-d310-4485-ae8f-9d12fbfa686e]&ClientStyle=1)Electronic access to information: [https://cirrus-tenders.co.uk/Home.aspx?Link=\[23244478-d310-4485-ae8f-9d12fbfa686e\]&ClientStyle=1](https://cirrus-tenders.co.uk/Home.aspx?Link=[23244478-d310-4485-ae8f-9d12fbfa686e]&ClientStyle=1)Electronic submission of tenders and requests to participate: [https://cirrus-tenders.co.uk/Home.aspx?Link=\[23244478-d310-4485-ae8f-9d12fbfa686e\]&ClientStyle=1](https://cirrus-tenders.co.uk/Home.aspx?Link=[23244478-d310-4485-ae8f-9d12fbfa686e]&ClientStyle=1)**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

Section II: Object of the contract

II.1. Description**II.1.1. Title attributed to the contract by the contracting authority**

Development project managers framework.

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: Halton and Runcorn but anywhere else within the north-west of England as required by Halton Housing Trust or any other contracting authority accessing the framework.

NUTS code UKD North West (England)

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: 3

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 400 000 and 1 000 000 GBP

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

This tender is available for completion on-line only at www.cirrustenders.co.uk

Organisation background

Halton Housing Trust (HHT) was formally created on 5.12.2005. The Trust is a company limited by guarantee and registered with Companies House. We are a not for profit housing association, who own and manage 6 400 homes in the Cheshire towns of Widnes and Runcorn.

At Halton Housing Trust we do far more than provide homes — we improve people's lives and that's what we need to do more of in the future. There are lots of opportunities to build on our success to date but we need to make good decisions which take into account a number of different possible futures. So, we've identified 4 priorities:

- Protect Current Income,
- Reduce our costs and drive efficiency,
- Focus our resources and services,
- Generate new income.

We provide affordable homes for people who may not have the means to buy or rent a home privately, help people who are homeless and provide support to older or disabled people to help them live independently in their own homes.

HHT are a high performing organisation, target driven, but with a focus on not just what we do, but how we do things. In 2012 we achieved 'Ones to Watch' accreditation in the Times Top 100 Best Companies to Work For survey and more recently we were thrilled to have been awarded the Investors in People Gold Award and Good Practice Award for Health and Wellbeing.

We have an exciting new build programme, with recent success in securing GBP 6 200 000 additional HCA funding for 290 units to follow on from the 280 units that we are currently delivering in varied schemes such as Extra care housing and a new Hostel, as well as traditional family homes for the communities we work in. We have further ambitions for yet more innovative homes going forward in our growing programme with may include opportunities for example market rent, shared ownership and outright sale.

HHT has established its own development team and it is envisaged that the majority of the project management will be carried out through this team. However, given the ambitious

development plans, the Trust is setting up a framework of project management organisations to enable us to call-off this list as and when required.

Tender information

The Trust is setting up a framework of project management organisations to enable us to call-off this list as and when required. Currently it is estimated that the annual fee spend (exclusive of VAT) would be in the region of GBP 100 000. This estimate is based upon HHT expenditure only, expenditure may be significantly in advance of this estimate if other contracting authorities choose to access the framework.

The project manager must have experience of managing a range of development projects from acquiring a piece of land, securing planning approval, managing the design stage, construction stage through to successfully completing the project to handover stage. Also ensuring they are familiar with the quality standards stipulated by the funding organisations and reporting regularly on the progress and cash-flow for each project.

The project manager will also have knowledge of the funding streams, have experience of working to strict time-scales set by these organisations and experience of the social housing sector. In relation to schemes that are funded/administrated through the Homes & Communities Agency (HCA) it is a requirement the Project Manager must be able to administer the HCA's Investment Management System (IMS) on a scheme by scheme basis, Please note: This project management function is not an employers agent role, it is an additional standalone function to support the HHT development team. Traditional construction consultancy roles (including employers agents) will still be procured as necessary as part of each development scheme.

The tender is for a 4 year framework agreement with multiple project management organisations.

The framework will be available to the following, such that each of the following will be entitled to purchase services from the framework:

All departments and subsidiaries of HHT both current and future (for example project managers may be required to support investment projects in existing housing stock);

Any entities which fall into either of the following categories and which are permitted by HHT to make particular purchases 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 HHT 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 HHT is also involved (for example, where a developer has received or is due to receive funding from a HHT to develop a particular scheme);

Any other contracting authority within the north west of England (NUTS code UKD), in particular any Registered Providers of Social Housing (as defined by the Housing and Regeneration Act 2008).

HHT anticipates short-listing approximately 5 companies. It is envisaged that the final framework will be awarded to a minimum of 3 companies.

Any personnel from a successful project management organisation working on-site at a HHT scheme will be required to have an appropriate current valid CSCS (Construction Skills Certificate Scheme) card or equivalent. This is a mandatory requirement.

HHT reserves the right to award call-off contracts of varying length, subject to the work required and the needs of HHT.

Any call-off contracts will be awarded by HHT and its subsidiaries in accordance with the rules as defined by Regulation 19 of the Public Contracts Regulations UKSI 2006/5. Where mini-competitions are undertaken these will typically be evaluated on a cost/quality basis, the relative weightings of these elements, together with any specific sub-criteria used by HHT, will be set by HHT to meet the specific needs of the business for each mini-competition.

No guarantees are given, nor are implied as to the value of work that will be placed with successful bidders as future projections are estimates only at this stage. HHT accepts no liability for any inaccuracies in the programme estimates provided.

II.1.6. CPV code(s)

71541000 Construction project management 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 value of work is subject to the final development programme and is subject to change current Trust estimates are for GBP 100 000 per annum however this may vary significantly particularly if other contracting authorities choose to access this framework. No guarantees are given, nor are implied as to the value of work that will be placed with successful bidders as future projections are estimates only at this stage. HHT accepts no liability for any inaccuracies in the programme estimates provided.

Estimated value excluding VAT:

Range: between 400 000 and 1 000 000 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

Duration in months: 48 (from the award of the contract)

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

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

Single lead contractor with nominated subcontractors.

III.1.4. Contract performance conditions

The performance of the contract is subject to particular conditions: no

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: Any supplier may be disqualified who has been convicted of:

- (a) conspiracy within the meaning of section 1 or 1A of the Criminal Law Act 1977(a) or article 9 or 9A of the Criminal Attempts and Conspiracy (Northern Ireland) Order 1983(b) where that conspiracy relates to participation in a criminal organisation as defined in Article 2 of Council Framework Decision 2008/841/JHA(c);
- (b) corruption within the meaning of section 1(2) of the Public Bodies Corrupt Practices Act 1889(d) or section 1 of the Prevention of Corruption Act 1906(e), where the offence relates to active corruption;
- (c) the offence of bribery, where the offence relates to active corruption;
- (ca) bribery within the meaning of section 1 or 6 of the Bribery Act 2010(f);
- (d) fraud, where the offence relates to fraud affecting the European Communities' financial interests as defined by Article 1 of the Convention on the protection of the financial interests of the European Communities(g), within the meaning of—
 - (i) the offence of cheating the Revenue;
 - (ii) the offence of conspiracy to defraud;
 - (iii) fraud or theft within the meaning of the Theft Act 1968(h), the Theft Act (Northern Ireland) 1969(i), the Theft Act 1978(j) or the Theft (Northern Ireland) Order 1978(k);
 - (iv) fraudulent trading within the meaning of section 458 of the Companies Act 1985(a), article 451 of the Companies (Northern Ireland) Order 1986(b) or section 993 of the Companies Act 2006(c);
 - (v) fraudulent evasion within the meaning of section 170 of the Customs and Excise Management Act 1979(d) or section 72 of the Value Added Tax Act 1994(e);
 - (vi) an offence in connection with taxation in the European Union within the meaning of section 71 of the Criminal Justice Act 1993(f);
 - (vii) destroying, defacing or concealing of documents or procuring the execution of a valuable security within the meaning of section 20 of the Theft Act 1968(g) or section 19 of the Theft Act (Northern Ireland) 1969(h);
 - (viii) fraud within the meaning of section 2, 3 or 4 of the Fraud Act 2006(i); or (ix) making, adapting, supplying or offering to supply articles for use in frauds within the meaning of section 7 of the Fraud Act 2006;
- (e) money laundering within the meaning of section 340(11) of the Proceeds of Crime Act 2002 (j);
- (ea) an offence in connection with the proceeds of criminal conduct within the meaning of section 93A, 93B or 93C of the Criminal Justice Act 1988(k) or article 45, 46 or 47 of the Proceeds of Crime (Northern Ireland) Order 1996(l);
- (eb) an offence in connection with the proceeds of drug trafficking within the meaning of section 49, 50 or 51 of the Drug Trafficking Act 1994(m); or
- (f) any other offence within the meaning of Article 45(1) of the Public Sector Directive as defined by the national law of any relevant State.

III.2.2. Economic and financial ability

List and brief description of conditions: See pre-qualification questionnaire.

Minimum level(s) of standards possibly required: See pre-qualification questionnaire.

III.2.3. Technical and professional ability

List and brief description of conditions:

See pre-qualification questionnaire.

Minimum level(s) of standards possibly required:
See pre-qualification questionnaire.

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 number of candidates: 5

Objective criteria for choosing the limited number of candidates: See 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

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

Time limit for receipt of requests for documents or for accessing documents: 8.12.2014 - 12:00

Payable documents: no

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

8.12.2014 - 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: yes

Estimated timing for further notices to be published: 48 months.

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

This tender can only be accessed on-line at www.cirrustenders.co.uk

Please do not contact Halton Housing Trust to request tender documentation, log on to www.cirrustenders.co.uk to access the tender directly.

VI.4. Procedures for review

VI.4.1. Review body

VI.4.2. Review procedure

Precise information on deadline(s) for review procedures: This tender process will incorporate a minimum 10 calendar day standstill period at the point information on the award of the framework is communicated to tenderers. Appeals can be directly raised with Halton Housing Trust via the contact points detailed in section I.1 of this contract notice.

If an appeal regarding the award of the contract has not successfully been resolved between the tenderer and Halton Housing Trust then the Public Contracts Regulations 2006 (SI 2006 No 5) provide for aggrieved parties who have been harmed or are at risk of harm by a breach of the rules to take action in the High Court (England, Wales and Northern Ireland).

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

VI.5. Date of dispatch of this notice

7.11.2014