

UK-Coventry: Architectural, construction, engineering and inspection services

OJ S 238/2012 11/12/2012

Contract notice

Services

Directive 2004/18/EC

Section I: Contracting authority

I.1. Name and addresses

Official name: The ExtraCare Charitable Trust

Postal address: 7 Harry Weston Road, Binley Business Park, Binley

Town: Coventry

Postal code: CV3 2SN

Country: United Kingdom

Contact person: Kevin Hudson, Head of Development

For the attention of: Kevin Hudson

E-mail: kevin.hudson@extracare.org.uk

Telephone: +44 2476506011

Internet address(es):

General address of the contracting authority: <http://www.extracare.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

Health

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: no

Section II: Object of the contract

II.1. Description

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

Consultants framework 2013 - 2017.

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: UK: Predominantly within a 90 mile radius of Coventry but potentially also within any of Central Midlands, West and East Midlands, Worcestershire, Herefordshire, Gloucestershire, South Gloucestershire, Bristol and Bath, Wiltshire, Oxfordshire, West Berkshire, Buckinghamshire, Hertfordshire, Bedford, Central Bedfordshire, Cambridgeshire, Northamptonshire and Staffordshire.
NUTS code UKG West Midlands (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: 11

Duration of the framework agreement

Duration in months: 48

Estimated total value of purchases for the entire duration of the framework agreement

Estimated value excluding VAT: 8 500 000,00 GBP

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

The Contracting Authority is seeking expressions of interest from suitably experienced and qualified consultants in order to establish a series of single supplier framework agreements for the following consultant disciplines in relation to its "ExtraCare Retirement Villages" developments:

- Lot 1 - architectural & related services,
- Lot 2 - employer's agent, quantity surveyors, CDM coordinator, clerk of works and party wall surveyors,
- Lot 3 - mechanical & electrical engineers.

The Contracting Authority anticipates selecting consultants to enter into a series of single supplier framework agreements between the Contracting Authority and the respective consultants.

In relation to the above lots, it is anticipated that the following number of consultants will be awarded a place on the relevant framework:

- Lot 1 - no more than four consultants,
- Lot 2 - no more than four consultants,
- Lot 3 - no more than three consultants.

The services required under the series of single supplier framework agreements will cover the professional services required by the Contracting Authority in relation to its wider "ExtraCare Retirement Villages" development schemes, under which it is estimated that 6 "villages" (developments) will be constructed over a four year duration across a number of geographical areas including but not limited to: the Central Midlands, West and East Midlands, Worcestershire, Herefordshire, Gloucestershire, South Gloucestershire, Bristol and Bath, Wiltshire, Oxfordshire, West Berkshire, Buckinghamshire, Hertfordshire, Bedford, Central Bedfordshire, Cambridgeshire, Northamptonshire and Staffordshire.

Each framework agreement shall be for a period of four years and consultants should note that (a) call-off contracts issued pursuant to each framework agreement may naturally extend beyond this point; and (b) the Contracting Authority will not guarantee any minimum level or value of such call-off contracts.

Further details of the Contracting Authority's requirements shall be set out in the pre-qualification questionnaire and invitation to tender (in due course). However, consultants should note that in order to be awarded a place on the framework, they will need to be able to demonstrate both knowledge and experience in providing the services required under each lot

in the context of affordable housing (including in the context of retirement schemes) and extra care housing schemes.

For information, the Contracting Authority's web site - which includes details of its current schemes - is www.extracare.org.uk.

II.1.6. CPV code(s)

71000000 Architectural, construction, engineering and inspection services, 71530000 Construction consultancy 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: yes

Tenders may be submitted for one or more lots

II.1.9. Information about variants

Variants will be accepted: no

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: Architectural & related services

1) Short description

The Contracting Authority is seeking expressions of interest from suitably experienced and qualified consultants in order to establish a series of single supplier framework agreements for Architectural & Related Services in relation to its "ExtraCare Retirement Villages" developments.

The Contracting Authority anticipates selecting consultants to enter into a series of single supplier framework agreements between the Contracting Authority and the respective consultants.

It is anticipated that no more than four consultants will be awarded a place on the relevant framework.

The services required under the series of single supplier framework agreements will cover the professional services required by the Contracting Authority in relation to its wider "ExtraCare Retirement Villages" development schemes, under which it is estimated that 6 "villages" (developments) will be constructed over a four year duration across a number of geographical areas including but not limited to: the Central Midlands, West and East Midlands, Worcestershire, Herefordshire, Gloucestershire, South Gloucestershire, Bristol and Bath, Wiltshire, Oxfordshire, West Berkshire, Buckinghamshire, Hertfordshire, Bedford, Central Bedfordshire, Cambridgeshire, Northamptonshire and Staffordshire.

Each framework agreement shall be for a period of 4 years and consultants should note that (a) call-off contracts issued pursuant to each framework agreement may naturally extend beyond this point; and (b) the Contracting Authority will not guarantee any minimum level or value of such call-off contracts.

Further details of the Contracting Authority's requirements shall be set out in the pre-qualification questionnaire and invitation to tender (in due course). However, consultants should note that in order to be awarded a place on the framework, they will need to be able to demonstrate both knowledge and experience in providing the services required under each lot in the context of affordable housing (including in the context of retirement schemes) and extra care housing schemes.

For information, the Contracting Authority's web site - which includes details of its current schemes - is www.extracare.org.uk.

2) CPV code(s)

71000000 Architectural, construction, engineering and inspection services, 71530000 Construction consultancy services

3) Quantity or scope

Estimated value excluding VAT: 5 000 000,00 GBP

4) Indication about different time frame or duration

5) Additional information about lots

The Contracting Authority is seeking to appoint four consultants in relation to this lot.

Lot No: 2

Lot title: Employer's Agent, quantity surveyors, CDM coordinator, clerk of works and party wall surveyors

1) Short description

The Contracting Authority is seeking expressions of interest from suitably experienced and qualified consultants in order to establish a series of single supplier framework agreements for Employer's agent, quantity surveyors, CDM coordinator, clerk of works and party wall surveyors in relation to its "ExtraCare Retirement Villages" developments.

The Contracting Authority anticipates selecting consultants to enter into a series of single supplier framework agreements between the Contracting Authority and the respective consultants.

In relation to the above Lots, it is anticipated that no more than four consultants will be awarded a place on the relevant framework.

The services required under the series of single supplier framework agreements will cover the professional services required by the Contracting Authority in relation to its wider "ExtraCare Retirement Villages" development schemes, under which it is estimated that 6 "villages" (developments) will be constructed over a four year duration across a number of geographical areas including but not limited to: the Central Midlands, West and East Midlands, Worcestershire, Herefordshire, Gloucestershire, South Gloucestershire, Bristol and Bath, Wiltshire, Oxfordshire, West Berkshire, Buckinghamshire, Hertfordshire, Bedford, Central Bedfordshire, Cambridgeshire, Northamptonshire and Staffordshire.

Each framework agreement shall be for a period of four years and consultants should note that (a) call-off contracts issued pursuant to each framework agreement may naturally extend beyond this point; and (b) the Contracting Authority will not guarantee any minimum level or value of such call-off contracts.

Further details of the Contracting Authority's requirements shall be set out in the pre-qualification questionnaire and invitation to tender (in due course). However, consultants should note that in order to be awarded a place on the framework, they will need to be able to demonstrate both knowledge and experience in providing the services required under each lot in the context of affordable housing (including in the context of retirement schemes) and extra care housing schemes.

For information, the Contracting Authority's web site - which includes details of its current schemes - is www.extracare.org.uk.

2) CPV code(s)

71000000 Architectural, construction, engineering and inspection services, 71530000 Construction consultancy services

3) Quantity or scope

Estimated value excluding VAT: 2 700 000,00 GBP

4) Indication about different time frame or duration

5) Additional information about lots

The Contracting Authority is seeking to appoint four consultants in relation to this lot and expects each selected consultant to be able to undertake all of the services within this lot.

Lot No: 3

Lot title: Mechanical & electrical engineering services

1) Short description

The Contracting Authority is seeking expressions of interest from suitably experienced and qualified consultants in order to establish a series of single supplier framework agreements for Mechanical & Electrical Engineers in relation to its "ExtraCare Retirement Villages" developments.

The Contracting Authority anticipates selecting consultants to enter into a series of single supplier framework agreements between the Contracting Authority and the respective consultants.

In relation to the above Lots, it is anticipated that no more than three consultants will be awarded a place on the relevant framework.

The services required under the series of single supplier framework agreements will cover the professional services required by the Contracting Authority in relation to its wider "ExtraCare Retirement Villages" development schemes, under which it is estimated that 6 "villages" (developments) will be constructed over a four year duration across a number of geographical areas including but not limited to: the Central Midlands, West and East Midlands, Worcestershire, Herefordshire, Gloucestershire, South Gloucestershire, Bristol and Bath, Wiltshire, Oxfordshire, West Berkshire, Buckinghamshire, Hertfordshire, Bedford, Central Bedfordshire, Cambridgeshire, Northamptonshire and Staffordshire.

Each framework agreement shall be for a period of four years and consultants should note that (a) call-off contracts issued pursuant to each framework agreement may naturally extend beyond this point; and (b) the Contracting Authority will not guarantee any minimum level or value of such call-off contracts.

Further details of the Contracting Authority's requirements shall be set out in the pre-qualification questionnaire and invitation to tender (in due course). However, consultants should note that in order to be awarded a place on the framework, they will need to be able to demonstrate both knowledge and experience in providing the services required under each lot in the context of affordable housing (including in the context of retirement schemes) and extra care housing schemes.

For information, the Contracting Authority's web site - which includes details of its current schemes - is www.extracare.org.uk.

2) CPV code(s)

71000000 Architectural, construction, engineering and inspection services, 71530000 Construction consultancy services

3) Quantity or scope

Estimated value excluding VAT:

Range: between 500 000,00 and 1 000 000,00 GBP

4) Indication about different time frame or duration

5) Additional information about lots

The Contracting Authority is seeking to appoint three consultants in relation to this lot.

Section III: Legal, economic, financial and technical information

III.1. Conditions related to the contract

III.1.1. Deposits and guarantees required

Warranties, bonds and or parent company guarantees or similar may be required. Details will be included in the pre-qualification questionnaire (and later, the invitation to tender documentation).

III.1.2. Main financing conditions and payment arrangements and/or reference to the relevant provisions governing them

Payment terms will be specified in the invitation to tender documentation.

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

In the event of a group bid, each company or firm in the bid will be jointly and severally responsible for due performance of the contract. Detailed requirements will be specified in the invitation to tender documentation.

III.1.4. Contract performance conditions

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

Description of particular conditions: As set out in the pre-qualification questionnaire in the context of pre-qualification (and later, the invitation to tender documentation).

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: As set out in the pre-qualification questionnaire in the context of pre-qualification (and later, the invitation to tender documentation).

III.2.2. Economic and financial ability

List and brief description of conditions: As set out in the pre-qualification questionnaire in the context of pre-qualification (and later, the invitation to tender documentation).

Minimum level(s) of standards possibly required: As set out in the pre-qualification questionnaire in the context of pre-qualification (and later, the invitation to tender documentation).

III.2.3. Technical and professional ability

List and brief description of conditions:

Applicants will be required to complete a pre-qualification questionnaire, which is available from the address at Section 1.1 above and must be returned by the date stipulated in this Contract Notice.

Minimum level(s) of standards possibly required:

As set out in the pre-qualification questionnaire in the context of pre-qualification (and later, the invitation to tender documentation).

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: yes

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 9: and Maximum number 12

Objective criteria for choosing the limited number of candidates: Note that the maximum number of consultants that will be invited to tender will be as follows: - lot 1 - 12 (twelve) - lot 2 - 12 (twelve) - lot 3 - 9 (nine). In order to be invited to tender, each consultant shall be required to achieve a minimum score of 60 % (6ty percent) of the marks available under the pre-qualification questionnaire, following which the highest scoring candidates under each Lot will be invited to tender up to the maximum numbers as set out above.

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

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

18.1.2013 - 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

The Contracting Authority reserves the right to cancel the OJEU/tender process and to not make an award of any framework agreement at any stage or to award only part or parts of the proposed framework agreements and does not accept any liability for costs incurred in responding to the pre-qualification questionnaire or invitation to tender.

Save for any mandatory periods, the timescales indicated in this Contract Notice are approximate and the Contracting Authority reserves the right to amend the same.

VI.4. Procedures for review

VI.4.1. Review body

Official name: Royal Courts of Justice

Postal address: Strand

Town: London

Postal code: WC2A 2LL

Country: United Kingdom

Telephone: +44 2079476000

Body responsible for mediation procedures

Official name: Royal Courts of Justice

Postal address: Strand

Town: London

Postal code: WC2A 2LL

Country: United Kingdom

Telephone: +44 2079476000

VI.4.2. Review procedure

Precise information on deadline(s) for review procedures: The Contracting Authority will observe a standstill period following the award of the framework contracts and conduct itself in respect of any appeals in accordance with the Public Contracts Regulations 2006 (as amended).

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

VI.5.

Date of dispatch of this notice

4.12.2012