

**United Kingdom-Exeter: Construction work**  
**OJ S 226/2013 21/11/2013**  
**Contract notice**  
**Works**

**Directive 2004/18/EC**

**Section I: Contracting authority**

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**I.1. Name and addresses**

Official name: Devon & Cornwall Housing Limited

Postal address: 72 Paris Street

Town: Exeter

Postal code: EX1 2JZ

Country: United Kingdom

For the attention of: Phil Spencer

E-mail: [phil.spencer@dchgroup.com](mailto:phil.spencer@dchgroup.com)

Telephone: +44 1392814516

**Internet address(es):**

General address of the contracting authority: [www.dchgroup.com](http://www.dchgroup.com)

**Additional information can be obtained from:**

Official name: Procontract website

Internet address: <https://www.advantageswtenders.co.uk>

**Specifications and additional documents (including documents for competitive dialogue and a dynamic purchasing system) can be obtained from:**

Official name: Procontract website

Internet address: <https://www.advantageswtenders.co.uk>

**Tenders or requests to participate must be submitted:** Official name: Procontract website

Internet address: <https://www.advantageswtenders.co.uk>

**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**

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**II.1. Description**

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

Frameworks South West Contractor's Framework Agreements 2014-18.

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

Works

Design and execution

Main site or place of performance: Various locations in and around the Cornwall & Isles of Scilly (UKK4), Devon (UKK3), Dorset & Somerset (UKK2).

NUTS code UKK South 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: 48

**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: 134 000 000 GBP

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

Devon & Cornwall Housing Limited (DCH) is the lead partner of Frameworks South West (FSW), an umbrella organisation for a number of housing associations (and their subsidiaries, where appropriate), all who provide quality affordable housing in the South West.

DCH is seeking expressions of interest from suitably experienced and qualified Contractors in order to establish a framework arrangement of competent contractors who will support the FSW members in their procurement of the design, construction, completion and commissioning of mixed-use housing developments.

Contractors are asked to register their interest in bidding for the services across two value bands (less than 1.5 million GBP and greater than 1.5 million GBP) and four geographical areas; (a) Cornwall & the Isles of Scilly; (b) North Devon; (c) South Devon; (d) Dorset & Somerset. Contractors will only be allowed to register their interest for one value band in each of the geographical areas.

Contractors will need to be experienced in relation to supporting housing associations in delivering affordable and mixed-use housing new-build and regeneration schemes, working collaboratively with local residents and tenants. High standards of construction quality and proactive support will be expected.

The services under the framework arrangement will cover the development programmes and projects of FSW members across Cornwall, the Isles of Scilly, Devon, Dorset and Somerset and will be for an initial duration of two years (extendable by FSW for another two years) from the date of appointment to the framework agreements, although Contractors should note that call-offs under the framework agreements may naturally extend beyond these periods, depending on the duration of the relevant construction time-tables.

It is anticipated that each value band and geographical area will have six successful contractors on each framework.

**II.1.6. CPV code(s)**

45000000 Construction work, 45100000 Site preparation work, 45211000 Construction work for multi-dwelling buildings and individual houses, 45211100 Construction work for houses

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

The procurement is covered by the Government Procurement Agreement: yes

**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**

The contract is let as a framework agreement for the two separate value bands in four geographical areas of Cornwall & Isles of Scilly; North Devon; South Devon; Dorset & Somerset. Each framework agreement will be for an initial two year period extendable by the relevant contracting authority for a further two years. Contractors will only be allowed to express an interest in one value band for each geographical area.

Estimated value excluding VAT: 134 000 000 GBP

### **II.2.2. Information about options**

Options: no

### **II.2.3. Information about renewals**

## **II.3. Duration of the contract or time limit for completion**

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

Information about lots

Lot No: 1

Lot title: Contractor's Framework agreement for contract less than 1.5 million GBP in Cornwall & Isles of Scilly

#### **1) Short description**

This framework agreement will cover contracts with a value of less than one and a half million GBP (1.5GBP) for projects instructed by the FSW members in Cornwall & Isles of Scilly. It is intended that six contractors will be appointed under this lot.

#### **2) CPV code(s)**

45000000 Construction work, 45100000 Site preparation work, 45211000 Construction work for multi-dwelling buildings and individual houses, 45211100 Construction work for houses

#### **3) Quantity or scope**

Estimated value excluding VAT: 10 060 000 GBP

#### **4) Indication about different time frame or duration**

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

#### **5) Additional information about lots**

Lot No: 2

Lot title: Contractor's Framework agreement for contract greater than 1.5 million GBP in Cornwall & Isles of Scilly

#### **1) Short description**

This framework agreement will cover contracts with a value of greater than one and a half million GBP (1.5GBP) for projects instructed by the FSW members in Cornwall & Isles of Scilly. It is intended that six contractors will be appointed under this lot.

#### **2) CPV code(s)**

45000000 Construction work, 45100000 Site preparation work, 45211000 Construction work for multi-dwelling buildings and individual houses, 45211100 Construction work for houses

#### **3) Quantity or scope**

Estimated value excluding VAT: 32 140 000 GBP

#### **4) Indication about different time frame or duration**

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

**5) Additional information about lots**

Lot No: 3

Lot title: Contractor's Framework agreement for contract less than 1.5 million GBP in North Devon

**1) Short description**

This framework agreement will cover contracts with a value of less than one and a half million GBP (1.5GBP) for projects instructed by the FSW members in North Devon. It is intended that six contractors will be appointed under this lot.

**2) CPV code(s)**

45000000 Construction work, 45100000 Site preparation work, 45211000 Construction work for multi-dwelling buildings and individual houses, 45211100 Construction work for houses

**3) Quantity or scope**

Estimated value excluding VAT: 5 740 000 GBP

**4) Indication about different time frame or duration**

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

**5) Additional information about lots**

Lot No: 4

Lot title: Contractor's Framework agreement for contract greater than 1.5 million GBP in North Devon

**1) Short description**

This framework agreement will cover contracts with a value of greater than one and a half million GBP (1.5GBP) for projects instructed by the FSW members in North Devon. It is intended that six contractors will be appointed under this lot.

**2) CPV code(s)**

45000000 Construction work, 45100000 Site preparation work, 45211000 Construction work for multi-dwelling buildings and individual houses, 45211100 Construction work for houses

**3) Quantity or scope**

Estimated value excluding VAT: 10 060 000 GBP

**4) Indication about different time frame or duration**

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

**5) Additional information about lots**

Lot No: 5

Lot title: Contractor's Framework agreement for contract less than 1.5 million GBP in South Devon

**1) Short description**

This framework agreement will cover contracts with a value of less than one and a half million GBP (1.5GBP) for projects instructed by the FSW members in South Devon. It is intended that six contractors will be appointed under this lot.

**2) CPV code(s)**

45000000 Construction work, 45100000 Site preparation work, 45211000 Construction work for multi-dwelling buildings and individual houses, 45211100 Construction work for houses

**3) Quantity or scope**

Estimated value excluding VAT: 15 060 000 GBP

**4) Indication about different time frame or duration**

**5) Additional information about lots**

Lot No: 6

Lot title: Contractor's Framework agreement for contract greater than 1.5 million GBP in South Devon

**1) Short description**

This framework agreement will cover contracts with a value of greater than one and a half million GBP (1.5GBP) for projects instructed by the FSW members in South Devon. It is intended that six contractors will be appointed under this lot.

**2) CPV code(s)**

45000000 Construction work, 45100000 Site preparation work, 45211000 Construction work for multi-dwelling buildings and individual houses, 45211100 Construction work for houses

**3) Quantity or scope**

Estimated value excluding VAT: 39 140 000 GBP

**4) Indication about different time frame or duration**

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

**5) Additional information about lots**

Lot No: 7

Lot title: Contractor's Framework agreement for contract less than 1.5 million GBP in Dorset & Somerset

**1) Short description**

This framework agreement will cover contracts with a value of less than one and a half million GBP (1.5GBP) for projects instructed by the FSW members in Dorset & Somerset. It is intended that six contractors will be appointed under this lot.

**2) CPV code(s)**

45000000 Construction work, 45100000 Site preparation work, 45211000 Construction work for multi-dwelling buildings and individual houses, 45211100 Construction work for houses

**3) Quantity or scope**

Estimated value excluding VAT: 5 240 000 GBP

**4) Indication about different time frame or duration**

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

**5) Additional information about lots**

Lot No: 8

Lot title: Contractor's Framework agreement for contract greater than 1.5 million GBP in Dorset & Somerset

**1) Short description**

This framework agreement will cover contracts with a value of less than one and a half million GBP (1.5GBP) for projects instructed by the FSW members in Dorset & Somerset. It is intended that six contractors will be appointed under this lot.

**2) CPV code(s)**

45000000 Construction work, 45100000 Site preparation work, 45211000 Construction work for multi-dwelling buildings and individual houses, 45211100 Construction work for houses

**3) Quantity or scope**

Estimated value excluding VAT: 16 560 000 GBP

**4) Indication about different time frame or duration**

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

**5) Additional information about lots**

**Section III: Legal, economic, financial and technical information**

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**III.1. Conditions related to the contract**

**III.1.1. Deposits and guarantees required**

Details of the deposits and guarantees required from the successful consultants will be set out in the Contract Documents.

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

Details of the financing conditions and payment arrangements will be set out in the Contract Documents.

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

Joint and several liability.

**III.1.4. Contract performance conditions**

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

Description of particular conditions: Under the contract conditions the contractors will be required to participate in social and environmental initiatives. Further details will be set-out in the contract 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: Any supplier may be disqualified who:

(a) is bankrupt or is being wound up, where his affairs are being administered by the court, where he has entered into an arrangement with creditors, where he has suspended business activities or is in any analogous situation arising from a similar procedure under national laws and regulations;

(b) is the subject of proceedings for a declaration of bankruptcy, for an order compulsory winding up the administration by the court or of an arrangement with creditors or of any other similar proceedings under national laws and regulations;

(c) has been convicted by a judgment which has the force of res judicata in accordance with the legal provisions of the country of any offence concerning his professional conduct;

(d) has been guilty of grave professional misconduct proven by any means which the contract authorities can demonstrate;

(e) has not fulfilled obligations relating to the payment of social security contributions in accordance with the legal provisions of the country in which he is established or with those of the country of the contracting authority;

(f) has not fulfilled obligations relating to the payment of taxes in accordance with the legal provisions of the country in which he is established or with those of the country of the contracting authority;

(g) is guilty of serious misrepresentation in supplying the information required under this

Section or has not supplied such information;

(h) has been the subject of a conviction for participation in a criminal organization, as defined in Article 2(1) of Council Joint Action 98/733/JHA;

(i) has been the subject of a conviction for corruption, as defined in Article 3 of the Council Act of 26 May 1972 and Article 3(1) of Council Joint Action 98/742/JHA3 respectively;

(j) has been the subject of a conviction for fraud within the meaning of Article 1 of the Convention relating to the protection of the financial interests of the European Communities;

(k) has been the subject of a conviction for money laundering, as defined in Article 1 of Council Directive 91/308/EEC of 10 June 1991 on prevention of the use of the financial system for the purpose of money laundering.

### **III.2.2. Economic and financial ability**

List and brief description of conditions: All interested economic operators will be required to confirm in a pre-qualification questionnaire (PQQ) their status as regards Regulation 23(1) and 23(4) of the Public Contracts Regulations. The questionnaire will be available via the Procontract portal (<https://www.advantageswtenders.co.uk> Reference No: DNWD-9CXFBD) and must be returned by uploading the completed questionnaire onto the Procontract portal in accordance with the completion instructions on the portal by the date stipulated in Section IV.3.4.

Minimum level(s) of standards possibly required: Minimum levels of economic and financial capacity required are set out in the Pre Qualification Questionnaire.

A minimum annual turnover of 3000000 GBP is required for all contractors participating in the lower value band and 6000000 for contractors participating in the higher value band frameworks.

### **III.2.3. Technical and professional ability**

List and brief description of conditions:

Applicants will be required to complete a Pre-Qualification Questionnaire consistent with the provisions of Directive 2004/18. The questionnaire will be

available via the Procontract portal (<https://www.advantageswtenders.co.uk> Reference No: DNWD-9CXFBD) and must be returned by uploading the completed questionnaire onto the Procontract portal in accordance with the completion instructions on the portal by the date stipulated in Section IV.3.4.

Minimum level(s) of standards possibly required:

Minimum levels of technical capacity required will be set out in the 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**

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

## **Section IV: Procedure**

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### **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 8

Objective criteria for choosing the limited number of candidates: It is anticipated that a minimum of six organisations and a maximum of eight organisations will be invited for each lot. This means that a greater number of organisations may be invited to proceed to the tender process overall depending on the level of interest shown for each area and value lot.

**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**

DNWD-9CXFBD

**IV.3.2. Previous publication concerning this procedure**

no

**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: 23.12.2013 - 12:00

Payable documents: no

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

23.12.2013 - 12:00

**IV.3.5. Estimated date of dispatch of invitations to tender or to participate to selected candidates**

14.1.2014

**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**

Duration in months: 6 (from the date stated for receipt of tender)

**IV.3.8. Conditions for opening of tenders**

**Section VI: Complementary information**

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**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**

Consultants should note that this framework agreement is being procured by Devon & Cornwall Housing Limited (DCH) for and behalf of Frameworks South West and its current members as follows:

Devon and Cornwall Housing Limited, 72 Paris Street, Exeter, EX1 2JZ

Westco Properties Limited, 72 Paris Street, Exeter, EX1 2JZ

North Devon Homes Limited, Westacott Road, Barnstaple, EX32 8TA

Ocean Housing Limited, Stennack House, Stennack Road, St Austell, PL25 3SW

Plymouth Community Homes, Princess Court, 23 Princess Street, Plymouth, PL1 2EX

Yarlington Housing Group, Lupin Way, Yeovil, BA22 8WN

DCH is also procuring this framework agreement on behalf of any future members of Frameworks South West, who are likely to be any social landlord operating in Cornwall and the Isles of Scilly, Devon, Dorset and Somerset. This Contract Notice is therefore placed on behalf of those future members too.

Frameworks South West reserves the right not to award a framework agreement(s) or to award a framework agreement(s) for part or parts of the works only.

Contractors should note that an appointment to a framework agreement is not a guarantee of any contract award for projects.

### **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 authorities will observe a standstill period following the award of the framework agreements and conduct themselves in respect of any appeals in accordance with the Public Contract Regulations 2006 (as amended by the Public Contracts Amendment Regulations 2009 & 2011).

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

Official name: Cabinet Office

Postal address: 71 Whitehall

Town: London

Postal code: SW1W 2AS

Country: United Kingdom

### **VI.5. Date of dispatch of this notice**

19.11.2013

