

**United Kingdom-St Helens: Construction work
OJ S 243/2015 16/12/2015
Contract notice
Works**

Legal Basis:

Directive 2014/24/EU

Section I: Contracting authority

I.1. Name and addresses

Official name: Torus trading as Helena Partnerships

Postal address: 4 Corporation Street

Town: St Helens

NUTS code: UKD51 East Merseyside

Postal code: WA9 1LD

Country: United Kingdom

Contact person: Ark Housing Consultancy

E-mail: helena@arkconsultancy.co.uk

Telephone: +44 1215153831

Internet address(es):

Main address: <http://wearetorus.co.uk>

I.3. Communication

The procurement documents are available for unrestricted and full direct access, free of charge, at: <http://tendermanagement.launchcontrol-systems.com/register/index/28427e7d60>

Additional information can be obtained from the abovementioned address

Tenders or requests to participate must be submitted electronically via:

<http://tendermanagement.launchcontrol-systems.com/register/index/28427e7d60>

I.4. Type of the contracting authority

Body governed by public law

I.5. Main activity

Housing and community amenities

Section II: Object

II.1. Scope of the procurement

II.1.1. Title

Torus — Trading as Helena Partnership — New Build Housing and Site Preparation Framework.

II.1.2. Main CPV code

45000000 Construction work

II.1.3. Type of contract

Works

II.1.4. Short description

Torus — Trading as Helena Partnerships is seeking to establish a 4 year framework agreement to secure suitably experienced and responsible Contractors to provide:

- i) site preparation services and
- ii) construct new homes with high quality levels, lower construction and associated design costs, utilising a limited range of standard house types.

Torus expects to appoint a maximum of 2 Contractors who will manage all of the works obligations through a direct or subcontracted workforce, for whom they will take full operational and performance management responsibility.

Contracts will be awarded under the framework agreement on the basis of the criteria set out in the Invitation to Tender documentation, either by way of direct call off or by mini-tender. It is initially anticipated that the Framework will primarily cover land and construction sites owned and/or managed by Torus. The Framework will be available to Torus and other Authorised Users defined at V.1.3)

II.1.5. Estimated total value

Value excluding VAT: 37 500 000,00 GBP

II.1.6. Information about lots

This contract is divided into lots: no

II.2. Description

II.2.3. Place of performance

NUTS code: UKD North West (England)

II.2.4. Description of the procurement

Torus — Trading as Helena Partnerships is seeking to establish a framework agreement to secure suitably experienced and responsible Contractors to provide:

- i) site preparation services and
- ii) construct new homes with high quality levels, lower construction and associated design costs, utilising a limited range of standard house types.

Each of the above will be covered by 1 works Framework. There may therefore be occasions when a Contractor will be required to undertake site preparation works only.

Torus expects to appoint a maximum of 2 Contractors who will manage all of the works through a direct or subcontracted workforce, for whom they will take full operational and performance management responsibility.

Contracts will be awarded under the framework agreement on the basis of the criteria set out in the ITT documentation. Contracts will be awarded under the framework agreement either by way of direct call off or by mini-tender. Torus and other Authorised Users reserve the right to award contracts to a contractor outside the framework. Contracts called off under the framework may continue beyond the 4 year period to coincide with completion of any scheme, or programme of schemes, which commenced during the framework agreement.

It is initially anticipated that the Framework will primarily cover land and construction sites owned and/or managed by Torus. However, the Framework will be available to Torus and other Authorised Users falling into the following categories:

1. Any Current Torus Member at the date of the Contract Notice;
2. Any Future Member of Torus, being a local authority, ALMO or Registered Provider housing landlord organisation (of the type described in the third paragraph of this section) entitled to join and which has applied to and has joined Torus as a member in accordance with the constitutional documents of Torus and in respect of which organisation notice has been given by Torus to the successful economic operators that such organisation is an Authorised User as a member of Torus. Future Torus Members may include consortia, and the members

thereof made up of organisations which would themselves individually be entitled to be a future Torus Member and may include any special purpose vehicle (of whatever nature) wholly owned and controlled by the consortia members and would include in those circumstances the consortia members that own and control the special purpose vehicle;

3. A Torus Framework Participant – being an organisation which is neither a Current Torus Member (as defined at 1. above) nor a Future Member of Torus (as defined at 2. above) will be entitled to use the contracts advertised by the Contract Notice if it owns and/or maintains /manages housing stock or other property in one or more geographical area in the United Kingdom in which it operates and is a local authority i.e. a County, Metropolitan (City), District or Borough Council or a Unitary Authority in England or Wales or is an Arms Length Management Organisation (or any statutory replacement or successor organisation) managed by such local authority under a management agreement under section 27 of the Housing Act 1985 (or subsequent legislation) or is a Registered Provider under the Housing and Regeneration Act 2008 (or subsequent legislation) and is itself a Contracting Authority for the purpose of the Public Contract Regulations 2015 and in respect of which organisation notice has been given by Torus to the economic operators that such organisation is an Authorised User as a Torus Framework Participant . Torus Framework Participants will include consortia and the members thereof made up of organisations which would themselves individually be or entitled to be Torus Framework Participants and may include any special purpose vehicle (of whatever nature) wholly owned and controlled by the consortia members and would include in those circumstances the consortia members that own and control the special purpose vehicle.

II.2.5. Award criteria

Price is not the only award criterion and all criteria are stated only in the procurement documents

II.2.6. Estimated value

Value excluding VAT: 37 500 000,00 GBP

II.2.7. Duration of the contract, framework agreement or dynamic purchasing system

Duration in months: 48

This contract is subject to renewal: no

II.2.9. Information about the limits on the number of candidates to be invited

Envisaged minimum number: 4Maximum number: 6Objective criteria for choosing the limited number of candidates:

As detailed in the Pre Qualification Questionnaire

II.2.10. Information about variants

Variants will be accepted: no

II.2.11. Information about options

Options: no

II.2.13. Information about European Union funds

The procurement is related to a project and/or programme financed by European Union funds: no

II.2.14. Additional information

Section III: Legal, economic, financial and technical information

III.1. Conditions for participation

III.1.1. 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 documentation

III.1.2. Economic and financial standing

Selection criteria as stated in the procurement documents

III.1.3. Technical and professional ability

Selection criteria as stated in the procurement documents

III.2. Conditions related to the contract

III.2.2. Contract performance conditions

Continuation as a Supplier on the Framework will be subject to satisfactory review of performance as detailed in the Invitation to Tender documentation.

Section IV: Procedure

IV.1. Description

IV.1.1. Type of procedure

Restricted procedure

IV.1.3. Information about a framework agreement or a dynamic purchasing system

The procurement involves the establishment of a framework agreement

Framework agreement with several operators Envisaged maximum number of participants to the framework agreement: 2

IV.1.8. Information about the Government Procurement Agreement (GPA)

The procurement is covered by the Government Procurement Agreement: no

IV.2. Administrative information

IV.2.2. Time limit for receipt of tenders or requests to participate

Date: 15/01/2016 Local time: 17:00

IV.2.3. Estimated date of dispatch of invitations to tender or to participate to selected candidates

Date: 01/02/2016

IV.2.4. Languages in which tenders or requests to participate may be submitted

English

IV.2.6. Minimum time frame during which the tenderer must maintain the tender

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

Section VI: Complementary information

VI.1. Information about recurrence

This is a recurrent procurement: no

VI.3. Additional information

A PQQ must be completed and submitted. To obtain a PQQ please use the URL address at I. 1) above. Bidders will also be provided with a MOI (Memorandum of Information) which provides outline information in relation to the works being procured, and documentation relating to the ITT (Invitation to Tender).

The Framework will be open to Torus and other Authorised Users falling into the categories outlined at Section II 2.4).

No call off contracts or any other contracts are guaranteed to those appointed to the Framework and Torus 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 Torus 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 Sterling.

VI.4. Procedures for review

VI.4.1. Review body

Official name: Torus trading as Helena Partnerships

Postal address: 4 Corporation Street

Town: St Helens

Postal code: WA9 1ID

Country: United Kingdom

Telephone: +44 1744637383

VI.5. Date of dispatch of this notice

11/12/2015