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Tender

Procurement Frameworks for RBKC Housing Management - Construction Works

The Royal Borough of Kensington and Chelsea

F02: Contract notice

Notice identifier: 2023/S 000-000883

Procurement identifier (OCID): ocds-h6vhtk-034f9c

Published 11 January 2023, 5:13pm

Section I: Contracting authority

I.1) Name and addresses

The Royal Borough of Kensington and Chelsea

Town Hall, Hornton Street

London

W8 7NX

Email

TProcurement@rbkc.gov.uk

Telephone

+44 800137111

Country

United Kingdom

Region code

UKI - London

Internet address(es)

Main address

www.capitalesourcing.com

I.3) Communication

The procurement documents are available for unrestricted and full direct access, free of charge, at

www.capitalesourcing.com

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

www.capitalesourcing.com

Tenders or requests to participate must be submitted to the above-mentioned address

I.4) Type of the contracting authority

Regional or local authority

I.5) Main activity

General public services

Section II: Object

II.1) Scope of the procurement

II.1.1) Title

Procurement Frameworks for RBKC Housing Management - Construction Works

Reference number

RBKC-16295

II.1.2) Main CPV code

- 45211000 - Construction work for multi-dwelling buildings and individual houses

II.1.3) Type of contract

Works

II.1.4) Short description

To access this tender you must register with the Capital e-sourcing Portal at www.capitalesourcing.com. Use the following code to access the tender ITT_RBKC_16295

or click this link

<https://www.capitalesourcing.com/go/91933451018511751446>

RBKC wishes to appoint a number of contractors across four (4) Lots to deliver a range of construction related works to its property portfolio. The intention is to enter into the Framework agreement to start in the autumn of 2023 for a period of four years with an option to extend of up to two further years up to a maximum duration of six years.

The scope of the framework will include construction works including planned maintenance, refurbishment and improvement works to RBKC housing stock including provision of new installs, repair, replacement, removal, and / or overhaul including but not limited to the following types of works:

Main and secondary roof coverings, parapets, chimneys, tank rooms, skylights, fascias and soffits, access and handrails.

Canopies and porches (e.g. canopies over top level walkways and balconies, and porches to entrances).

Roof voids (including structural timbers, sarking felt, insulation, fire breaks, lighting, access, ventilation, and fire breaks).

Rain water goods (e.g. roof outlets, gutters and downpipes).

Gullies (e.g. balcony and walkway gullies and ground gullies) and drainage.

Windows (including communal windows, and the windows of individual homes), and rear/balcony doors.

External facades and elevations (including masonry, brickwork, concrete, render, infill panels, and timber).

Metalwork (e.g. railings, grills, handrails and gates).

External facade fittings (e.g. vents, satellite dishes, aerials, cables, trunking, flues and other service penetrations, lightning protection/conductors, and lights).

External wall insulation (e.g. cavity wall insulation and other thermal insulation) and rain screen cladding.

Walkways and balconies.

Measures to address subsidence/movement and other structural problems (including external balcony and walkway supports).

Internal communal parts (e.g. lobbies, reception areas, hallways, stairs, walls, ceilings, handrails and floor coverings).

Communal doors, and front entrance doors of individual homes.

Fire safety measures, such as signage, fire-stopping, smoke ventilation and sprinklers.

Mechanical and electrical works where these are part of a larger, construction led project

Pram sheds, bin stores, bin rooms, garages, fences and boundary walls, retaining walls, footpaths, roads, parking, slabs and paving.

Kitchen and bathroom fittings.

And any other part of the fabric and structure of our buildings and estates.

New builds, adaptations and civil engineering works; extensions, internal fit-out, and demolition; and groundworks.

Erection of scaffolding, and provision of other forms of access, where necessary to facilitate any of the above works.

Design services relating to any of the above works.

Identification and removal of asbestos.

Any other work or service associated with or ancillary to the above.

II.1.5) Estimated total value

Value excluding VAT: £375,000,000

II.1.6) Information about lots

This contract is divided into lots: Yes

Tenders may be submitted for maximum number of lots

3

Maximum number of lots that may be awarded to one tenderer: 3

The contracting authority reserves the right to award contracts combining the following lots or groups of lots:

Tenderers may bid for and be awarded either

*Lot 1 only, or

* any combination of lots 2, 3 or 4.

II.2) Description

II.2.1) Title

Projects up to £500,000

Lot No

1

II.2.2) Additional CPV code(s)

- 45211000 - Construction work for multi-dwelling buildings and individual houses

- 45300000 - Building installation work
- 45310000 - Electrical installation work
- 45320000 - Insulation work
- 45330000 - Plumbing and sanitary works
- 45340000 - Fencing, railing and safety equipment installation work
- 45350000 - Mechanical installations
- 45453000 - Overhaul and refurbishment work

II.2.3) Place of performance

NUTS codes

- UKI - London
- UKI33 - Kensington & Chelsea and Hammersmith & Fulham

Main site or place of performance

Properties owned and / or managed by RBKC which are primarily located within the borough. A small number of properties are located outside of the borough boundary

II.2.4) Description of the procurement

Projects up to the value of £500,000 will be called off from the framework under this lot. Please refer to the short description in section II.1.2 and the procurement documents for further details.

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: £25,000,000

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

Duration in months

This contract is subject to renewal

No

II.2.10) Information about variants

Variants will be accepted: No

II.2.11) Information about options

Options: Yes

Description of options

There will be an option to extend the framework agreement for a period of two years subject to satisfactory performance and at the sole discretion of RBKC up to a maximum duration of 72 months.

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) Description

II.2.1) Title

Projects over £500,000 up to £2,000.000

Lot No

2

II.2.2) Additional CPV code(s)

- 45211000 - Construction work for multi-dwelling buildings and individual houses
- 45300000 - Building installation work
- 45310000 - Electrical installation work
- 45320000 - Insulation work
- 45330000 - Plumbing and sanitary works
- 45340000 - Fencing, railing and safety equipment installation work

- 45350000 - Mechanical installations
- 45453000 - Overhaul and refurbishment work

II.2.3) Place of performance

NUTS codes

- UKI - London
- UKI33 - Kensington & Chelsea and Hammersmith & Fulham

Main site or place of performance

Properties owned and / or managed by RBKC which are primarily located within the borough. A small number of properties are located outside of the borough boundary

II.2.4) Description of the procurement

Projects over the value of £500,000 and up to £2,000,000 will be called off from the framework under this lot. Please refer to the short description in section II.1.2 and the procurement documents for further details.

II.2.5) Award criteria

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

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

Duration in months

72

This contract is subject to renewal

No

II.2.10) Information about variants

Variants will be accepted: No

II.2.11) Information about options

Options: Yes

Description of options

There will be an option to extend the framework agreement for a period of two years subject to satisfactory performance and at the sole discretion of RBKC up to a maximum duration of 72 months

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) Description

II.2.1) Title

Projects over £2,000,000 up to £5,000.000

Lot No

3

II.2.2) Additional CPV code(s)

- 45211000 - Construction work for multi-dwelling buildings and individual houses
- 45300000 - Building installation work
- 45310000 - Electrical installation work
- 45320000 - Insulation work
- 45330000 - Plumbing and sanitary works
- 45340000 - Fencing, railing and safety equipment installation work
- 45350000 - Mechanical installations
- 45453000 - Overhaul and refurbishment work

II.2.3) Place of performance

NUTS codes

- UKI - London
- UKI33 - Kensington & Chelsea and Hammersmith & Fulham

Main site or place of performance

Properties owned and / or managed by RBKC which are primarily located within the

borough. A small number of properties are located outside of the borough boundary

II.2.4) Description of the procurement

Projects over the value of £2,000,000 and up to £5,000,000 will be called off from the framework under this lot. Please refer to the short description in section II.1.2 and the procurement documents for further details.

II.2.5) Award criteria

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

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

Duration in months

72

This contract is subject to renewal

No

II.2.10) Information about variants

Variants will be accepted: No

II.2.11) Information about options

Options: Yes

Description of options

There will be an option to extend the framework agreement for a period of two years subject to satisfactory performance and at the sole discretion of RBKC up to a maximum duration of 72 months

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) Description

II.2.1) Title

Projects over £5,000,000

Lot No

4

II.2.2) Additional CPV code(s)

- 45211000 - Construction work for multi-dwelling buildings and individual houses
- 45300000 - Building installation work
- 45310000 - Electrical installation work
- 45320000 - Insulation work
- 45330000 - Plumbing and sanitary works
- 45340000 - Fencing, railing and safety equipment installation work
- 45350000 - Mechanical installations
- 45453000 - Overhaul and refurbishment work

II.2.3) Place of performance

NUTS codes

- UKI - London
- UKI33 - Kensington & Chelsea and Hammersmith & Fulham

Main site or place of performance

Properties owned and / or managed by RBKC which are primarily located within the borough. A small number of properties are located outside of the borough boundary

II.2.4) Description of the procurement

Projects up to the value of £5,000,000 will be called off from the framework under this lot. Please refer to the short description in section II.1.2 and the procurement documents for further details.

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: £125,000,000

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

Duration in months

72

This contract is subject to renewal

No

II.2.10) Information about variants

Variants will be accepted: No

II.2.11) Information about options

Options: Yes

Description of options

There will be an option to extend the framework agreement for a period of two years subject to satisfactory performance and at the sole discretion of RBKC up to a maximum duration of 72 months

II.2.13) Information about European Union Funds

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

Section III. Legal, economic, financial and technical information

III.1) Conditions for participation

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

As stated in the procurement and framework documents

Section IV. Procedure

IV.1) Description

IV.1.1) Type of procedure

Open 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: 24

In the case of framework agreements, provide justification for any duration exceeding 4 years:

The nature of the works being procured together with the circumstances, environment and challenges which RBKC, and the construction market will continue to face for the foreseeable future requires RBKC to develop and maintain a direct and consistent supply chain for delivery of capital investment works longer than the traditional 4-year Framework duration. The rationale is set out in the ITT Doc.

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

The procurement is covered by the Government Procurement Agreement: Yes

IV.2) Administrative information

IV.2.1) Previous publication concerning this procedure

Notice number: [2022/S 000-018676](#)

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

Date

9 March 2023

Local time

1:00pm

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: 11 (from the date stated for receipt of tender)

IV.2.7) Conditions for opening of tenders

Date

9 March 2023

Local time

1:00pm

Place

www.capitalesourcing.com

Section VI. Complementary information

VI.1) Information about recurrence

This is a recurrent procurement: No

VI.2) Information about electronic workflows

Electronic invoicing will be accepted

Electronic payment will be used

VI.3) Additional information

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ITT_RBKC_16295

or click this link

<https://www.capitalesourcing.com/go/91933451018511751446>

The contracts entered into as a result of this contract notice shall be subject to English law and the exclusive jurisdiction of the English Courts.

RBKC reserves the right not to enter into any contract or award any contract as a result of this contract notice and to vary or change or not to proceed with this competition at any stage of the procurement process.

RBKC shall not be responsible for any costs incurred by any potential bidder responding to this contract notice.

Please refer to the procurement documentation for important notices in respect of commercially sensitive information and the application of the Freedom of Information Act 2000.

RBKC reserves the right to require potential bidders to enter into a parent company guarantee and/or performance bond.

VI.4) Procedures for review

VI.4.1) Review body

The Royal Borough of Kensington and Chelsea

London

Country

United Kingdom

VI.4.3) Review procedure

Precise information on deadline(s) for review procedures

In accordance with Regulations 86 (Notices of decisions to award a contract or conclude a framework agreement), Regulation 87 (standstill period) and Regulation 91 (Enforcement of duties through the court) of the Public Contracts Regulations 2015.