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Planning

SCF 5 Market Test Question

Hampshire County Council
Devon County Council

F01: Prior information notice

Prior information only

Notice identifier: 2022/S 000-006139

Procurement identifier (OCID): ocids-h6vhtk-031e94

Published 7 March 2022, 11:08am

Section I: Contracting authority

I.1) Name and addresses

Hampshire County Council

The Castle

WINCHESTER

SO238UJ

Contact

Christopher Cook

Email

christopher.cook@hants.gov.uk

Country

United Kingdom

NUTS code

UKJ36 - Central Hampshire

Internet address(es)

Main address

www.hants.gov.uk

Buyer's address

<https://in-tendhost.co.uk/hampshire>

I.1) Name and addresses

Devon County Council

County Hall, Topsham Road

Exeter

EX2 4QD

Contact

Jon Williams

Email

jon.williams@devon.gov.uk

Country

United Kingdom

NUTS code

UKK43 - Devon CC

Internet address(es)

Main address

www.devon.gov.uk

Buyer's address

<https://in-tendhost.co.uk/hampshire>

I.2) Information about joint procurement

The contract involves joint procurement

I.3) Communication

Additional information can be obtained from 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

SCF 5 Market Test Question

Reference number

CC16832

II.1.2) Main CPV code

- 45000000 - Construction work

II.1.3) Type of contract

Works

II.1.4) Short description

This is a market engagement exercise, simply to inform the structure of a tender.

There will be a separate PIN issued in early March 2022 advising of a Supplier Day Event in late March 2022

Hampshire County Council is carrying out a market engagement exercise to ensure that the commercial pricing model included within the proposed tender is adequate.

Registration and completion of this questionnaire does not constitute an expression of interest in any tender as it is not a Pre-Qualification Questionnaire (PQQ). Responses will not be used to evaluate your company, create a short-list or guarantee inclusion or exclusion from any resulting tender exercise. Suppliers will be neither advantaged nor disadvantaged by responding to the questionnaire.

This exercise is to obtain feedback to inform a future tender process, which will require further registration and appropriate assessment.

II.1.6) Information about lots

This contract is divided into lots: Yes

II.2) Description

II.2.1) Title

SW England

Lot No

1

II.2.2) Additional CPV code(s)

- 45000000 - Construction work

II.2.3) Place of performance

NUTS codes

- UKK - South West (England)

II.2.4) Description of the procurement

Public Sector Works

II.2) Description

II.2.1) Title

South East England

Lot No

2

II.2.2) Additional CPV code(s)

- 45000000 - Construction work

II.2.3) Place of performance

NUTS codes

- UKJ - South East (England)

II.2.4) Description of the procurement

Public Sector Works

II.2) Description

II.2.1) Title

London

Lot No

3

II.2.2) Additional CPV code(s)

- 45000000 - Construction work

II.2.3) Place of performance

NUTS codes

- UKI - London

II.2.4) Description of the procurement

Public Sector Works

II.3) Estimated date of publication of contract notice

21 June 2022

Section IV. Procedure

IV.1) Description

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

The procurement is covered by the Government Procurement Agreement: Yes

Section VI. Complementary information

VI.3) Additional information

Hampshire County Council and Devon County Council (The Authorities) have collaborated in the past 7 years to create construction frameworks known as the Southern Construction Framework.

The Southern Construction Framework (SCF) serves public sector clients across SW England, SE England and London. Construction projects delivered are commonly in the build range £10m to £30m.

The SCF operates on a Two Stage Open Book tendering model. This model uses early contractor involvement at RIBA 2, long before a final design is ready for pricing.

At framework bid level, all contractors must provide "Not To Exceed Fee Bids" in respect of a very comprehensive set of duties as set out below:

- 1/ Pre construction Fee (for services up to commencement on site)
- 2/ Design Fee (all disciplines included and split into RIBA stages)
- 3/ Construction Fee (for the staff required on site during the build)
- 4/ OHP (off site staff, other indirect cost and profit)

The fee bids are expressed as a percentage of net build cost

In addition, duties are split out into the various disciplines and stages to allow partial selection of duties and contractors must provide day rates for all staff typically charged to a project.

In the Two Stage Open Book price model, the contractor trade packages are tendered using an open book basis, during the preconstruction phase, as the designs are signed off

by the project team. Contract Formation for the overall agreed build cost is reached before start on site.

The "Not To Exceed Fee Bid" pricing at framework level can be improved upon at mini-competition, depending upon the complexity of the project.

In SCF 3 (2015 -2019) and SCF 4 (2019 - 2023) the framework level bid also included fully priced models for a standard product (eg primary and secondary schools) in order to test actual build cost.

The standard design product was of low interest to clients and given the wide variety of projects that come through the Framework, consideration has been made to remove the template project / standard design from the next generation of the Framework.

We conclude that the Two Stage Open Book Price model currently in use by SCF, (and widely used by other contractors and clients), provides all the cost information required for all the duties required over the duration of the project, and that the inclusion of standard cost models at framework bid adds limited benefit to clients. Hence in the next generation of SCF, we do not propose to include a standard cost model.

HOW YOU CAN CONTRIBUTE

The purpose of this market engagement exercise is to ask of contractors, (who are experienced in the Two Stage Open Book form of contract) - is there any other pricing that could be tested at framework level, that could be of benefit to clients in addition to the fee scales described above for all the duties provided?

To respond, please go to:

<https://in-tendhost.co.uk/hampshire>

Please complete the Questionnaire and submit via In-Tend.

CLOSING DATE FOR RESPONSES IS 4pm 28th March 2022