

This is a published notice on the Find a Tender service: <https://www.find-tender.service.gov.uk/Notice/009384-2023>

Tender

## **Intermediate Construction Framework 3 (ICF 3)**

HAMPSHIRE COUNTY COUNCIL

F02: Contract notice

Notice identifier: 2023/S 000-009384

Procurement identifier (OCID): ocds-h6vhtk-037f91

Published 31 March 2023, 8:10am

### **Section I: Contracting authority**

#### **I.1) Name and addresses**

HAMPSHIRE COUNTY COUNCIL

The Castle

WINCHESTER

SO238UJ

#### **Contact**

Angela Timlin

#### **Email**

[angela.timlin@hants.gov.uk](mailto:angela.timlin@hants.gov.uk)

#### **Country**

United Kingdom

#### **Region code**

UKJ36 - Central Hampshire

**Justification for not providing organisation identifier**

Not on any register

**Internet address(es)**

Main address

<https://www.hants.gov.uk>

Buyer's address

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

**I.3) Communication**

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

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

Additional information can be obtained from the above-mentioned address

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**

Intermediate Construction Framework 3 (ICF 3)

Reference number

CC16833

### **II.1.2) Main CPV code**

- 45000000 - Construction work

### **II.1.3) Type of contract**

Works

### **II.1.4) Short description**

The new ICF Framework will have two lots:

Lot 1 - The type of project or programmes is expected to consist mostly of extensions, refurbishments, and alterations to existing schools; however, any type of building work to any property including housing, and associated construction services such as hard or soft landscaping is included. Work to Fire, Police and NHS properties may be needed, with a value range between £800k and £6.5m.

Lot 2 - Residential Led Construction Works, the aim for the lot is to help improve the delivery of smaller scale housing led schemes in Hampshire and neighbouring counties. Extensions, refurbishments, and alterations to other types of buildings is also covered, with an upper threshold proposed of 25 / 30 units or £6.5m.

### **II.1.5) Estimated total value**

Value excluding VAT: £200,000,000

### **II.1.6) Information about lots**

This contract is divided into lots: Yes

Tenders may be submitted for all lots

Maximum number of lots that may be awarded to one tenderer: 1

## **II.2) Description**

### **II.2.1) Title**

Construction Works (approx. £0.8m to £6.5m)

Lot No

1

### **II.2.2) Additional CPV code(s)**

- 45100000 - Site preparation work
- 45210000 - Building construction work
- 45262690 - Refurbishment of run-down buildings
- 45262700 - Building alteration work
- 45262800 - Building extension work
- 45300000 - Building installation work
- 45400000 - Building completion work
- 71200000 - Architectural and related services
- 71300000 - Engineering services
- 71400000 - Urban planning and landscape architectural services
- 71500000 - Construction-related services

### **II.2.3) Place of performance**

NUTS codes

- UKJ11 - Berkshire
- UKJ25 - West Surrey
- UKJ26 - East Surrey
- UKJ27 - West Sussex (South West)
- UKJ28 - West Sussex (North East)
- UKJ3 - Hampshire and Isle of Wight
- UKK1 - Gloucestershire, Wiltshire and Bristol/Bath area
- UKK2 - Dorset and Somerset
- UKL - Wales

### **II.2.4) Description of the procurement**

The framework is being set up with the aim of delivering the following objectives: -

- legally compliant process
- better management of risks through best practice project governance
- improved predictability of time, cost and quality
- reduced claims and conflict
- streamlined processes
- early supplier involvement reducing abortive design work
- co-ordinated engagement of the whole supply chain
- collection of benchmarking data
- reduced tendering cost for contractors

The majority of the works from this framework will utilise the Two Stage Open Book approach to construction procurement where the contractor is engaged early in the construction process, although this new ICF will also offer Single Stage Lump Sum as an option.

The present ICF has successfully provided a regional procurement route for HCC and neighbouring authorities to deliver individual projects and programmes of work within this mid-value range. The residential lot is a new option aimed at providing greater capacity for authorities within the geography to procure smaller residential projects.

The philosophy of this construction framework is aimed at improving the predictability of project out-turn cost, programme and quality by the early collaborative involvement of the contractor in the project design and project management.

The aim is the development of long-term collaborative relationships between clients, professionals and contractors around shared objectives and common values.

Lot 1 - The type of project or programmes is expected to consist mostly of extensions, refurbishments, and alterations to existing schools; however, any type of building work to any property including housing, and associated construction services such as hard or soft landscaping is included. Work to Fire, Police and NHS properties may be needed.

The type of commissions will be one of two types:-

"Construct only" in which the contracting authority independently employs their own professional consultants, or in-house designers, and the contractor is first engaged by the client as a member of the project team to contribute to the cost build up, buildability, programming, risk management and value engineering, possibly including some contractor designed portions or site survey work.

"Develop and Construct" in which the contractor will provide professional design services, including Contractor Designed Portions, either as a part of their supply chain or using their established consortia for design and build contract arrangements. On occasions, clients may wish to novate some or all of their existing consultants to the contractor. It is not, however, intended that the framework be intentionally used solely to provide professional services, with the construction phase works then let by other means.

### **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: £100,000,000

### **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.2.10) Information about variants**

Variants will be accepted: No

### **II.2.11) Information about options**

Options: No

## **II.2) Description**

### **II.2.1) Title**

Lot 2 Residential New Builds approx. 25-35 units or up to £6.5M

Lot No

2

### **II.2.2) Additional CPV code(s)**

- 45100000 - Site preparation work
- 45210000 - Building construction work
- 45262690 - Refurbishment of run-down buildings
- 45262700 - Building alteration work
- 45262800 - Building extension work
- 45300000 - Building installation work
- 45400000 - Building completion work
- 71200000 - Architectural and related services
- 71300000 - Engineering services
- 71400000 - Urban planning and landscape architectural services
- 71500000 - Construction-related services

### **II.2.3) Place of performance**

NUTS codes

- UKJ11 - Berkshire
- UKJ25 - West Surrey
- UKJ26 - East Surrey
- UKJ27 - West Sussex (South West)
- UKJ28 - West Sussex (North East)
- UKJ3 - Hampshire and Isle of Wight
- UKK1 - Gloucestershire, Wiltshire and Bristol/Bath area
- UKK2 - Dorset and Somerset
- UKL - Wales

## **II.2.4) Description of the procurement**

The framework is being set up with the aim of delivering the following objectives: -

- legally compliant process
- better management of risks through best practice project governance
- improved predictability of time, cost and quality
- reduced claims and conflict
- streamlined processes
- early supplier involvement reducing abortive design work
- co-ordinated engagement of the whole supply chain
- collection of benchmarking data
- reduced tendering cost for contractors

The majority of the works from this framework will utilise the Two Stage Open Book approach to construction procurement where the contractor is engaged early in the construction process, although this new ICF will also offer Single Stage Lump Sum as an option.

The present ICF has successfully provided a regional procurement route for HCC and neighbouring authorities to deliver individual projects and programmes of work within this mid-value range. The residential lot is a new option aimed at providing greater capacity for authorities within the geography to procure smaller residential projects.

The philosophy of this construction framework is aimed at improving the predictability of project out-turn cost, programme and quality by the early collaborative involvement of the contractor in the project design and project management.

The aim is the development of long-term collaborative relationships between clients, professionals and contractors around shared objectives and common values.

Lot 2 - Residential Led Construction Works, the aim for the lot is to help improve the delivery of smaller scale housing led schemes in Hampshire and neighbouring counties. Extensions, refurbishments, and alterations to other types of buildings is also covered.

The type of commissions will be one of two types:-

"Construct only" in which the contracting authority independently employs their own professional consultants, or in-house designers, and the contractor is first engaged by the client as a member of the project team to contribute to the cost build up, buildability, programming, risk management and value engineering, possibly including some contractor designed portions or site survey work.

"Develop and Construct" in which the contractor will provide professional design services, including Contractor Designed Portions, either as a part of their supply chain or using their established consortia for design and build contract arrangements. On occasions, clients may wish to novate some or all of their existing consultants to the contractor. It is not, however, intended that the framework be intentionally used solely to provide professional services, with the construction phase works then let by other means.

#### **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: £100,000,000

#### **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.2.10) Information about variants**

Variants will be accepted: No

#### **II.2.11) Information about options**

Options: No

---

## **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

Organisations are advised it is a condition of the contract that all managers and operatives (including subcontractors) are suitably competent to execute all trades and operations encompassed by this framework in full compliance with UK legislation.

#### **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**

Organisations are advised it is a condition of the contract that all managers and operatives (including subcontractors) are suitably competent to execute all trades and operations encompassed by this framework in full compliance with UK legislation.

---

## **Section IV. Procedure**

### **IV.1) Description**

#### **IV.1.1) Type of procedure**

Open procedure

#### **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 000-031383](#)

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

Date

2 May 2023

Local time

2:00pm

**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: 4 (from the date stated for receipt of tender)

**IV.2.7) Conditions for opening of tenders**

Date

3 May 2023

Local time

10:00am

Place

Hampshire County Council

Winchester

---

## **Section VI. Complementary information**

### **VI.1) Information about recurrence**

This is a recurrent procurement: No

### **VI.2) Information about electronic workflows**

Electronic ordering will be used

Electronic invoicing will be accepted

Electronic payment will be used

### **VI.3) Additional information**

Electronic invoicing will be accepted with prior agreement and electronic payment via BACs is preferred.

Interested parties should register their interest in the project via the In-Tend website <https://in-tendhost.co.uk/hampshire>, and complete and submit the tender return documents by the closing date stated at IV.2.2.

How to obtain the tender documents:

The tender documents can be accessed when logged into In-Tend by selecting "View Details" on the relevant tender advert and clicking "Express Interest" tab. Once in the tender there are 5 tabs - "Tender", - "ITT - documents", "Correspondence", "Clarifications", and "History".

Select the 2nd tab (ITT - documents) where you will find useful information under "Tender Details" continue to scroll down to the heading "Tender Documents Received" where you will be able to view/download the documents.

Opting in and out:

Please note you are required to "Opt In" before you can access the "My tender Return" to start populating your response. The "Opt Out" functionality will also be available throughout the duration of the tender

process. Opting out will give you the option to declaring you no longer want to receive any further communication in relation to this tender along with the opportunity of providing comments and feedback for this decision. You can choose to "Opt In" at any time during

the tender process if you initially decided to "Opt Out".

The Framework Agreement Core Parties (Hampshire County Council, Hampshire and Isle of Wight Fire and Rescue Services, the Police and Crime Commissioner for Hampshire and Isle of Wight, Reading Borough Council and Local Education Schools) and the Other Contracting Parties (Academy Schools, Faith Schools, County Councils, District and Borough Councils, Unitary Councils, Parish and Town Councils, NHS within Hampshire and the Isle of Wight, Dorset, Wiltshire, Berkshire, Surrey, and West Sussex), may enter into underlying Contracts with the supplier(s) during the term of the Framework Agreement by following the Call-off Procedure as detailed in the Framework Guidelines and Working Practices.

Other Contracting Authorities:

The following authorities will be able to use the framework with HCC prior agreement, as Participating Bodies should they so desire.

- Basingstoke & Deane BC
- East Hampshire DC
- Eastleigh BC
- Fareham BC
- Gosport BC
- Hart DC
- Havant BC
- New Forest DC
- Portsmouth City Council
- Rushmoor BC
- Southampton City Council
- Test Valley BC
- Winchester City Council
- HCC Activity Centre in the Brecon Beacons in Wales

- Isle of Wight Council

And in the following neighbouring Counties: Berkshire, Wiltshire, Surrey, West Sussex, Dorset. County Councils, Unitary Authorities, District, Borough, Town and Parish Councils, Fire and Police Authorities and successor authorities across all named counties/authorities

- Universities, Colleges, Academies, Schools, 'Free' and maintained schools across all named counties/authorities
- Faith establishments including the Roman Catholic and Anglican Dioceses associated with the named Counties/Authorities including Guildford Anglican, Salisbury Anglican, Winchester Anglican and Portsmouth Anglican and Portsmouth Roman Catholic diocesan authorities
- National Park Authorities across all named counties/authorities.
- NHS across all named counties/authorities.
- Social Enterprises within Culture and Leisure across all named counties/authorities.
- Registered Providers of Social Housing across all named counties/authorities
- Central Government Departments and Agencies

## **VI.4) Procedures for review**

### **VI.4.1) Review body**

High Court of England and Wales

London

Country

United Kingdom