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Tender

## **Construction Consultancy Framework 2022-2026**

UNIVERSITY OF SOUTHAMPTON

F02: Contract notice

Notice identifier: 2022/S 000-009775

Procurement identifier (OCID): ocds-h6vhtk-032ccc

Published 12 April 2022, 3:50pm

The closing date and time has been changed to:

**17 May 2022, 12:00pm**

See the [change notice](#).

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

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

UNIVERSITY OF SOUTHAMPTON

BUILDING 37, HIGHFIELD CAMPUS, UNIVERSITY ROAD

SOUTHAMPTON

SO17 1BJ

#### **Contact**

Angela Nemeth

#### **Email**

[procurement@soton.ac.uk](mailto:procurement@soton.ac.uk)

**Telephone**

+44 2380592654

**Country**

United Kingdom

**Region code**

UKJ3 - Hampshire and Isle of Wight

**Internet address(es)**

Main address

<https://in-tendhost.co.uk/universityofsouthampton.aspx/Home>

**I.3) Communication**

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

<https://in-tendhost.co.uk/universityofsouthampton.aspx/Home>

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

<https://in-tendhost.co.uk/universityofsouthampton.aspx/Home>

**I.4) Type of the contracting authority**

Other type

University

**I.5) Main activity**

Education

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## **Section II: Object**

### **II.1) Scope of the procurement**

#### **II.1.1) Title**

Construction Consultancy Framework 2022-2026

Reference number

2021UoS-0396

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

- 71000000 - Architectural, construction, engineering and inspection services

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

Services

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

The University of Southampton (the "University") is looking to establish non-exclusive Framework Agreement with appropriate professional consultants. The framework is intended to support the University in the delivery of minor capital, refurbishment and maintenance projects valued up to £5m (net construction cost).

The Framework consists of 2 (two) Lots. The Lots may be assessed and awarded independently, and at different times.

The method of Call-Off from the Framework Agreement is detailed in the contract documents.

Individual project construction values are anticipated to range between £0 and £5m and will include infrastructure maintenance and upgrades, refurbishments, demolition and some limited new build projects.

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

Value excluding VAT: £5,500,000

#### **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**

Project Management and Building Surveying for Minor Projects

Lot No

1

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

- 71241000 - Feasibility study, advisory service, analysis
- 71242000 - Project and design preparation, estimation of costs
- 71243000 - Draft plans (systems and integration)
- 71244000 - Calculation of costs, monitoring of costs
- 71245000 - Approval plans, working drawings and specifications
- 71246000 - Determining and listing of quantities in construction
- 71247000 - Supervision of building work
- 71248000 - Supervision of project and documentation
- 71315200 - Building consultancy services
- 71315210 - Building services consultancy services
- 71321100 - Construction economics services
- 71510000 - Site-investigation services
- 71520000 - Construction supervision services
- 71530000 - Construction consultancy services
- 71540000 - Construction management services

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

NUTS codes

- UKJ3 - Hampshire and Isle of Wight

Main site or place of performance

- the University's Avenue Campus;
- the University's Boldrewood Campus;
- the University's Highfield Campus;
- University Hospital Southampton;
- the National Oceanography Centre; and
- Winchester School of Art.
- Or other site as determined by the University of Southampton

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

This Lot will cover the provision of the following services as either core to the requirement or supplementary services:

- (i) project management;
- (ii) building surveying;
- (iii) architectural design;
- (iv) space planning and interior design;
- (v) Principal Designer role;
- (vi) quantity surveying;
- (vii) decant and move management.

The Consultant is responsible for the coordination and management of the project, its timescales and activities and to act as the coordinating lead consultant and contract administrator. Quantity surveying, architectural design, Approved Inspector services, space planning and interior design, decant and move management services are also required if instructed by the Client, as is the provision of professional building surveying advice including the completion of condition surveys, if instructed. The Consultant will be required to manage any sub-consultants appointed to deliver the project, as well as to

manage other consultants appointed by the Client to the Project Team.

It is anticipated that the University will target an appointment of 5 consultants for this Lot.

#### **II.2.5) Award criteria**

Quality criterion - Name: Quality / Weighting: 70%

Cost criterion - Name: Cost / Weighting: 30%

#### **II.2.6) Estimated value**

Value excluding VAT: £4,000,000

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

Duration in months

48

This contract is subject to renewal

Yes

Description of renewals

Future replacement of framework on expiry.

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

Envisaged number of candidates: 8

Objective criteria for choosing the limited number of candidates:

6.4.2 Delivery Through Frameworks - weighting: 10%

6.4.3 Delivery in 'Live' Environments for Multiple Projects - weighting: 50%

#### 6.4.4 Managing Client Expectations - weighting: 40%

##### **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**

Architectural Design for Minor Projects

Lot No

2

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

- 71210000 - Advisory architectural services
- 71221000 - Architectural services for buildings
- 71222100 - Urban areas mapping services
- 71223000 - Architectural services for building extensions
- 71241000 - Feasibility study, advisory service, analysis
- 71242000 - Project and design preparation, estimation of costs
- 71246000 - Determining and listing of quantities in construction
- 71247000 - Supervision of building work
- 71248000 - Supervision of project and documentation
- 71251000 - Architectural and building-surveying services

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

NUTS codes

- UKJ3 - Hampshire and Isle of Wight

Main site or place of performance

- the University's Avenue Campus;
- the University's Boldrewood Campus;
- the University's Highfield Campus;
- University Hospital Southampton;
- the National Oceanography Centre; and
- Winchester School of Art.
- Or other site as determined by the University of Southampton

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

This Lot will cover the provision of the following services as core to the provision or supplementary and or standalone services

- (i) architectural design;
- (ii) space planning;
- (iii) interior design;
- (iv) Principal Designer role;
- (v) project management;

The Contractor is expected to provide all services expected of a competent Architect including but not limited to:

Design, develop and document all architectural elements via drawings, models, schedules and specifications, including advising on quality control during contract.

Act as lead designer in the development of co-ordinated design work with other consultants to successfully complete the Project.

It is anticipated that the University will target an appointment of 5 consultants for this Lot.

#### **II.2.5) Award criteria**



Quality criterion - Name: Quality / Weighting: 70%

Cost criterion - Name: Cost / Weighting: 30%

**II.2.6) Estimated value**

Value excluding VAT: £1,500,000

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

Duration in months

48

This contract is subject to renewal

Yes

Description of renewals

Future replacement of framework on expiry.

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

Envisaged number of candidates: 8

Objective criteria for choosing the limited number of candidates:

6.4.2 Delivery Through Frameworks - weighting: 10%

6.4.3 Delivery in 'Live' Environments for Multiple Projects - weighting: 50%

6.4.4 Managing Client Expectations - weighting: 40%

**II.2.10) Information about variants**

Variants will be accepted: No

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

Options: No

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## **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

The University will undertake a financial assessment of each Potential Supplier to establish the business risk, which would result if the Service Provider were to go out of business during the life of the Framework, or have inadequate financial resources to perform the contract.

Where justified, the University reserves the right to eliminate any Potential Supplier whose current financial capacity would pose an unacceptable risk to business and/or public money.

The University will evaluate business risk using the following objective criteria:

1. Using the Business Risk Score, the University will evaluate whether your organisation and every organisation that is being relied on to meet this procurement, demonstrates a risk to the University and/or public money if they were to go out of business during the life of the contract, or have inadequate financial resources to perform the contract.
2. The University reserves the right to request provision of further assurances such as a parent company/bank guarantee or performance bonds where a Potential Supplier demonstrates a risk to the University and/or public money if they were to go out of business during the life of the contract, or have inadequate financial resources to perform the Contract
3. When justified, the University reserves the right to exclude from a procurement, any Potential Supplier whose current financial capacity would pose an unacceptable risk to the University and/or public money.

#### **Business Risk Report**

The University will obtain a Business Risk Score for all Potential Suppliers and every

organisation that is being relied on to meet this procurement, from an independent company called CreditSafe. The report provides the University with a Business Risk Score, which will be used to assess the provider's overall business risk of which financial standing forms part.

Insurance: The University has risk assessed the insurance requirements for this procurement and has deemed that the following minimum levels of insurance will be required.

Public Liability - £10 million

Employers' (Compulsory) Liability - £10 million

Professional Indemnity - £5 million

The stated levels of insurance are a mandatory requirement of this procurement and the University reserves the right to exclude a Potential Supplier who does not hold or is not willing to hold the minimum levels of insurance.

If you already hold the required levels of insurance the University may require copies of the insurance documents as evidence of this, please ensure they are available if requested.

Where you do not currently hold the required levels of insurance, it is important you check with your insurance company that your organisation and every organisation that is being relied on to meet this procurement, is able to obtain the levels of insurance required.

Written evidence from your insurance company that it will provide insurance(s) to the required levels may be required upon request.

Technical and professional ability:

The selection criteria is stated in the pre-qualification documentation.

Contractors attention is drawn to the MANDATORY requirements of the SELECTION criteria:

- > Grounds for mandatory exclusion
- > Grounds for discretionary exclusion
- > Economic & Financial Standing
- > University Compliance Forms, such as:

> Non-Collusion, Non-Canvassing, Data Protection, Conflict of Interest and Statement of Compliance Declarations.

### **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

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## **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: 10

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

Originally published as:

Date

13 May 2022

Local time

12:00pm

Changed to:

Date

17 May 2022

Local time

12:00pm

See the [change notice](#).

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

20 June 2022

**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)

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## **Section VI. Complementary information**

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

This is a recurrent procurement: Yes

Estimated timing for further notices to be published: At the discretion of the University this Framework may get renewed with or without modification at the end of the duration of the Framework or earliest if terminated sooner.

### **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**

The University expressly reserves the right not to award any contract as a result of the procurement process commenced by publication of this notice and make whatever changes it may see fit to the content and structure of the tendering competition.

Potential Suppliers have the opportunity to bid for all or any combination of the 2 Lots. Appointment will only be for 1 lot as preference indicated during ITT Stage.

The method of Call-Off from the Framework Agreement is detailed in the contract documents.

The University is utilising an electronic tendering tool (InTend: <https://intendhost.co.uk/universityofsouthampton>) to manage this procurement and to communicate with all applicant Providers. All documentation in relation to this tender can be downloaded from the In-Tend portal.

As a user of the electronic tender tool you will have access to all information in relation to this specific Tender event. It is your responsibility to access the system on a regular basis to ensure you have sight of all relevant information.

There will be no hard copy documents issued to organisations and all communications with the University including the SQ and ITT response will be conducted via the In-Tend portal.

If you are not already registered as a supplier with the University of Southampton, you will need to register in In-Tend in order to access the tender documentation.

Once you have logged in as a supplier: click on 'Tenders'; locate the relevant project; and click 'View Details'. Once you are in the project screen, you will be able to register your company against the project and access all documentation by clicking 'Express Interest'.

Potential Suppliers are advised that formal expressions of interest in the project must be by way of completion and return of the relevant documents via the In-Tend portal.

Further instructions for the submission of responses are below:

To submit your return:

1. Log in
2. Click 'Tenders'
3. Locate the relevant project

4. View details
5. Click on the tab relating to the relevant project stage (e.g. 'Invitation to Tender')
6. Click on the 'Attach Documents' button and upload your return.
7. Check ALL your response documents are uploaded and displayed in the 'My Tender Return' panel. The system will only permit your organisation to make one return.
8. Click the red 'Submit Return' button.

Please note, to preserve the integrity of the tendering procedure, all queries must be made via the correspondence function within the In-Tend portal.

Potential Suppliers are solely responsible for their costs and expenses incurred in connection with the preparation and submission of responses and participation in this and all future stages of this procurement. Under no circumstances will the University be liable for any costs or expenses borne by bidders or any of their supply chain, partners or advisers in this procurement process. The University is not liable for any costs in the event of the cancellation of this procurement process.

Potential Suppliers are advised to read and observe the Pre-Qualification instructions and documentation requirements (File 2) section 5. Mistakes cannot be later rectified.

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

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

University of Southampton

University Road

Southampton

SO17 1BJ

Email

[procurement@soton.ac.uk](mailto:procurement@soton.ac.uk)

Country

United Kingdom

