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Tender

## **CHIC NEWBUILD FRAMEWORK 2023**

Communities and Housing Investment Consortium (CHIC) Limited

F02: Contract notice

Notice identifier: 2023/S 000-011920

Procurement identifier (OCID): ocds-h6vhtk-03c42f

Published 26 April 2023, 10:05am

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

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

Communities and Housing Investment Consortium (CHIC) Limited

84 Spencer Street

Birmingham

B18 6DS

#### **Email**

[tenders@chicltd.co.uk](mailto:tenders@chicltd.co.uk)

#### **Country**

United Kingdom

#### **NUTS code**

UKG - West Midlands (England)

#### **Internet address(es)**

Main address

<https://www.chicltd.co.uk/>

Buyer's address

<https://www.chicltd.co.uk/>

## **I.2) Information about joint procurement**

The contract is awarded by a central purchasing body

## **I.3) Communication**

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

<https://app.panacea-software.com/chic/Login.aspx>

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

<https://app.panacea-software.com/chic/Login.aspx>

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

Body governed by public law

## **I.5) Main activity**

Housing and community amenities

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## **Section II: Object**

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

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

CHIC NEWBUILD FRAMEWORK 2023

Reference number

FW-38

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

- 45210000 - Building construction work

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

Works

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

CHIC intends to procure an 8-year Newbuild Development Framework for construction works and consultancy services. The framework will cater for a wide range of project types, from small infill and garage sites to large estate regeneration projects including newbuild, refurbishment/retrofit and cross subsidy housing for sale. As CHIC works across the UK development will include a diverse range from traditional 1/2/3 storey buildings to medium and high rise. Although generally housing focused, being Housing Associations and Local Authority landlords, members are more diverse (education, health, commercial sectors), so the Framework is being procured for a wider range of needs than just housing. The framework will provide a variety of different solutions needed for certain projects, providing options to select the most appropriate 'route to market' for specific projects whilst supporting and promoting Modern Methods of Construction (MMC) and comprise the following lots:

Lot 1 – Consultancy Services for newbuild and regeneration projects

Workstream 1- project manager/contract administrator/employers agent/ quantity surveyor

Workstream 2 – Architectural Services

Workstream 3 – Engineering Services (Structural and Civil)

Workstream 4 – Principal Designer

## Lot 2 – Development Contracting Services

Workstream 1 – Newbuild Main Contractors

Workstream 2 – MMC Manufacturers – Fully Modular

Workstream 3 – MMC Manufacturers – Frame& Panel

Workstream 4 – MMC Turnkey Contractors

## LOT 3 – REGENERATION CONTRACTORS

Provision of services of contractors which can combine any range of the following works and services:

- traditional newbuild (brick and block)
- MMC newbuild (whole building and/or pods)
- refurbishment
- building conversions
- decarbonisation retrofit
- infrastructure improvements
- housing for sale (by Employer or Contractor)

Contracts awarded under the Framework may or may not involve consultancy services or works also awarded under this Framework. For each workstream the contractor can select the size/value of projects for which they wish to apply and the size and scale of buildings (low/medium/high rise). All workstreams operate independently of one another. Where a project is a mixed development of residential and refurbishment/upgrade works and potentially commercial buildings or schools and community buildings, the framework may also be used to deliver the regeneration and non-residential element.

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

Value excluding VAT: £3,160,000,000

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

This contract is divided into lots: Yes

Tenders may be submitted for all lots

## **II.2) Description**

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

Lot 1 – DEVELOPMENT CONSULTANCY SERVICES

Lot No

1

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

- 71200000 - Architectural and related services
- 71311100 - Civil engineering support services
- 71311300 - Infrastructure works consultancy services
- 71312000 - Structural engineering consultancy services
- 71313000 - Environmental engineering consultancy services
- 71314100 - Electrical services
- 71314200 - Energy-management services
- 71314300 - Energy-efficiency consultancy services
- 71315000 - Building services
- 71318000 - Advisory and consultative engineering services
- 71319000 - Expert witness services
- 71322000 - Engineering design services for the construction of civil engineering works
- 71325000 - Foundation-design services
- 71326000 - Ancillary building services
- 71327000 - Load-bearing structure design services
- 71328000 - Verification of load-bearing structure design services
- 71330000 - Miscellaneous engineering services
- 71410000 - Urban planning services

- 71510000 - Site-investigation services
- 71520000 - Construction supervision services
- 71530000 - Construction consultancy services
- 71540000 - Construction management services
- 79994000 - Contract administration services

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

NUTS codes

- UK - United Kingdom

Main site or place of performance

United Kingdom

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

WORKSTREAM 1

PROJECT MANAGER/CONTRACT ADMINISTRATOR/EMPLOYERS AGENT/  
QUANTITY SURVEYOR

Members (Employers) may require a range of project management/contract administration and related services according to project type, scope and value and determined by their own internal capacity. This Framework will give flexibility for those services to be defined at contract call off stage and may involve any, some or all of pre-construction services, construction stage services and post completion services, including on-going project monitoring.

WORKSTREAM 2

ARCHITECTURAL SERVICES

Members (Employers) may require to directly appoint Architects to provide design solutions for sites and projects, to provide planning advice and support, secure planning consents and to work with contractors and other consultants to achieve viable projects. Design may involve standard house types (an expectation for MMC projects), bespoke designs and be for low, medium and high-rise buildings. Architectural services will be primarily for pre-construction phases but may involve construction stage and post completion/monitoring services. Where the Employer adopts a 'design and build' contract approach, the Architects role may or may not transfer to the Contractor becoming

the Employer. Architects may be required to work as part of a multi-disciplinary project team for pre-construction services, including a contractor(s).

### WORKSTREAM 3

#### ENGINEERING SERVICES (STRUCTURAL AND CIVIL)

Members (Employers) may require to directly appoint engineers to provide structural and/or civil engineering design and related services for any size and range of projects. Building designs may involve standard house types or bespoke design solutions and be for low, medium and high-rise buildings. Engineering services will be primarily for pre-construction phases, to support the Employer to secure planning consents for viable schemes but may involve construction stage and post completion/ monitoring services. Where the Employer adopts a 'design and build' contract approach, the Engineers role may or may not transfer to the Contractor becoming the Employer. Engineers may be required to work as part of a multi-disciplinary project team for pre-construction services, including a contractor(s).

### WORKSTREAM 4

#### PRINCIPAL DESIGNER

Members (Employers) may require to directly appoint Principal Designers to plan, manage, monitor and co-ordinate health and safety risks in the pre-construction phase of a project and then to continue these duties through the life of the project.

#### Notes:

(1) Members (Employers) may or may not appoint Consultants to provide any, some or all of the services in Lot 1, which may be for projects to be constructed by contractors (and MMC manufacturers) procured under Lot 2 of this Framework.

(2) Members (Employers) may appoint Consultants to provide any, some or all of the services in Lot 1, for projects where the contractor is not procured under Lots 2 or 3 of this Framework.

(3) For each service the consultant can select the value/scale of projects for which they are applying and the geographical coverage available.

#### **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: £20,000,000

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

Duration in months

96

This contract is subject to renewal

No

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

Envisaged number of candidates: 80

### **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) Description**

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

LOT 2 – DEVELOPMENT CONTRACTING SERVICES

Lot No

2

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

- 44142000 - Frames
- 44211100 - Modular and portable buildings

- 44220000 - Builders' joinery
- 44232000 - Timber roof trusses
- 45111291 - Site-development work
- 45113000 - Siteworks
- 45211100 - Construction work for houses
- 45211200 - Sheltered housing construction work
- 45211300 - Houses construction work
- 45260000 - Roof works and other special trade construction works
- 45300000 - Building installation work
- 45400000 - Building completion work
- 45500000 - Hire of construction and civil engineering machinery and equipment with operator

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

NUTS codes

- UK - United Kingdom

Main site or place of performance

United Kingdom

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

WORKSTREAM 1

NEWBUILD MAIN CONTRACTORS

Members (Employers) may require the services of a contractor which can construct newbuild property:

- with traditional brick and block solutions
- acting as main contractor for schemes using an MMC manufacturer for the supply of some or all building components
- where there is also ancillary refurbishment, regeneration and retrofit works

Contracts may be awarded separately for pre-construction and construction stage services, or jointly, and may be on a design and build or build only basis.

## WORKSTREAM 2 – FULLY MODULAR

### MMC MANUFACTURERS

Members (Employers) may require the services of an MMC manufacturer, for any off-site manufactured solution, where the manufacturer is only able to provide homes and other buildings to site and to erect on site, but where main contractor/ groundworks are undertaken by a main contractor.

Members (Employers) may contract direct for the manufacture or may require the manufacturer to supply to (and contract with) a main contractor where selected either under this framework (Workstream 1) or elsewhere.

Contracts may be on a design and build or build only basis.

Manufactured buildings may be whole houses (or other use buildings) or room pods.

## WORKSTREAM 3 – FRAME AND PANEL

Members (Employers) may require the services of an MMC manufacturer, for any off-site manufactured solution, where the manufacturer is only able to provide the frames or frames and panels for the main structure of homes and other buildings to site and to erect on site, but where all other construction services are undertaken by a main contractor.

Members (Employers) may contract direct for the manufacture or may require the manufacturer to supply to (and contract with) a main contractor where selected either under this framework (Workstream 1) or elsewhere.

Manufactured buildings may be whole houses (or other use buildings) or room pods.

## WORKSTREAM 4

### MMC TURNKEY CONTRACTORS

Members (Employers) may require the services of an MMC manufacturer which can also act as main contractor. For contracts awarded under this workstream, the project will be primarily manufactured off-site, but the MMC Turnkey Contractor will also have responsibility for all site based and related main contractor works.

Contracts may be on a design and build or build only basis. Contracts may be awarded separately for pre-construction and construction stage services, or jointly.

#### **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: £2,400,000,000

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

Duration in months

96

This contract is subject to renewal

No

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

Envisaged number of candidates: 145

#### **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**

(1) Contracts awarded under the Framework may or may not involve consultancy services or works also awarded under this Framework.

(2) For each workstream the contractor can select the size/value of projects for which they wish to apply and the size and scale of buildings (low/medium/high rise).

All workstreams operate independently of one another.

Where a project is a mixed development of residential and refurbishment/upgrade works and potentially commercial buildings or schools and community buildings, the framework may also be used to deliver the regeneration and non-residential element.

The Framework will provide national coverage across the United Kingdom (UK). The opportunity is provided for Economic Operators to identify those areas or regions where they will be able to provide a service.

## **II.2) Description**

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

LOT 3 – REGENERATION CONTRACTORS

Lot No

3

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

- 45111100 - Demolition work
- 45111200 - Site preparation and clearance work
- 45111300 - Dismantling works
- 45113000 - Siteworks
- 45120000 - Test drilling and boring work
- 45211000 - Construction work for multi-dwelling buildings and individual houses
- 45213000 - Construction work for commercial buildings, warehouses and industrial buildings, buildings relating to transport
- 45300000 - Building installation work
- 45400000 - Building completion work

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

NUTS codes

- UK - United Kingdom

Main site or place of performance

United Kingdom

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

Contractors which can combine any range of the following works and services:

- traditional newbuild (brick and block)
- MMC newbuild (whole building fully modular, frame and panel and/or pods)
- refurbishment
- building conversions
- decarbonisation retrofit
- infrastructure improvements
- housing for sale (by Employer or Contractor)

Works may be contracted independently or jointly across Pre-construction and construction services for the demolition of existing buildings, site preparation and remediation, construction of infrastructure, new buildings (housing, education, health, commercial, leisure, community) through traditional methods and all categories of offsite construction for low, medium and high rise, and the refurbishment, regeneration and retrofit of existing buildings

Contracts may be awarded on a risk and reward sharing basis (e.g. for cross subsidy from property for sale).

## **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: £640,000,000

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

Duration in months

96

This contract is subject to renewal

No

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

Envisaged number of candidates: 30

**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**

(1) Contracts awarded under the Framework may or may not involve consultancy services or works also awarded under this Framework.

(2) For each workstream the contractor can select the size/value of projects for which they wish to apply and the size and scale of buildings (low/medium/high rise).

All workstreams operate independently of one another.

Where a project is a mixed development of residential and refurbishment/upgrade works and potentially commercial buildings or schools and community buildings, the framework may also be used to deliver the regeneration and non-residential element.

The Framework will provide national coverage across the United Kingdom (UK). The opportunity is provided for Economic Operators to identify those areas or regions where they will be able to provide a service.

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## **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

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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

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

CHIC has consulted with members and supply chain stakeholders and based upon feedback decided to procure a new 8-year framework for Newbuild Development and related works and services.

The extended duration of the framework recognises the long lead in times for newbuild and regeneration and the need to share learning from scheme to scheme (across projects and members) to secure continuous improvement.

CHIC is seeking to work with consultants and contractors which are appointed to this framework, to develop standard designs, specification and manufacturing solutions to drive qualitative improvements and efficiencies in New Build housing.

#### **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**

Date

30 May 2023

Local time

3:00pm

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

15 June 2023

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

English

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## **Section VI. Complementary information**

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

This is a recurrent procurement: No

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

The authority considers that this contract may be suitable for economic operators that are small or medium enterprises (SMEs). However, any selection of tenderers will be based solely on the criteria set out for the procurement.

For more information about this opportunity, please visit the CHIC eSourcing portal at:  
<https://app.panacea-software.com/chic/Login.aspx>

The Authority expressly reserves the right:

1. To award one, some, all or no lots.
2. Not to award any framework agreements/contracts as a result of the procurement process commenced by publication of this notice or to cancel the procurement at any stage; and
3. To make whatever changes it may see fit to the content and structure of the procurement competition.

If the Authority takes up any of these rights then it will not be responsible for, or pay the expenses or losses, which may be incurred by any tenderer as a result. Economic Operators are solely responsible for their costs and expenses incurred in connection with the preparation of their tender submissions and all stages throughout the procurement. Under no circumstances will the Authority be liable for costs or expense borne by Economic Operators.

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

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

The High Court, Royal Courts of Justice

Royal Courts of Justice, The Strand

London

WC2A 2LL

Country

United Kingdom

**VI.4.2) Body responsible for mediation procedures**

High Court of England and Wales

Royal Courts of Justice, Strand

London

WC1A 2LL

Country

United Kingdom

**VI.4.3) Review procedure**

Precise information on deadline(s) for review procedures

High Court of England and Wales, Royal Courts of Justice, Strand, London WC1A 2LL

**VI.4.4) Service from which information about the review procedure may be obtained**

Cabinet Office - High Court of England and Wales

Royal Courts of Justice, Strand

London

WC1A 2LL

Country

United Kingdom