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Contract

## **YORbuild3 Medium Works Contractors Framework Agreement West Area**

Leeds City Council - PACS

F03: Contract award notice

Notice identifier: 2022/S 000-011921

Procurement identifier (OCID): ocids-h6vhtk-02c9c3

Published 6 May 2022, 8:50pm

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

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

Leeds City Council - PACS

Civic Hall

Leeds

LS11UR

#### **Email**

[yorhub@eastriding.gov.uk](mailto:yorhub@eastriding.gov.uk)

#### **Country**

United Kingdom

#### **Region code**

UK - United Kingdom

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

Main address

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

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

Regional or local authority

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

General public services

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## **Section II: Object**

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

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

YORbuild3 Medium Works Contractors Framework Agreement West Area

Reference number

CM143

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

- 45000000 - Construction work

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

Works

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

A Framework Agreement to serve all public sector bodies (and their statutory successors) and the third sector organisations in the Yorkshire and Humber region, Sheffield Local Enterprise Partnership region, Nottinghamshire, Derbyshire and areas of Leicestershire (UKE, UKF1, UKF21, UKF22) as detailed in the procurement documents.

The works involved are principally general building works and new housing, including contractors design when required. In addition some civil engineering works may also be included. The full list of accessing bodies is detailed within VI.3.

Principles of collaborative working and partnering will be key to the relationships under the framework.

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

This contract is divided into lots: Yes

#### **II.1.7) Total value of the procurement (excluding VAT)**

Value excluding VAT: £400,000,000

### **II.2) Description**

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

Building Works over 4 000 000 GBP up to 10 000 000 GBP

Lot No

1

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

- 45100000 - Site preparation work
- 45200000 - Works for complete or part construction and civil engineering work
- 45300000 - Building installation work
- 45400000 - Building completion work
- 45500000 - Hire of construction and civil engineering machinery and equipment with operator
- 71000000 - Architectural, construction, engineering and inspection services

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

NUTS codes

- UKE - Yorkshire and the Humber
- UKF1 - Derbyshire and Nottinghamshire
- UKF21 - Leicester
- UKF22 - Leicestershire CC and Rutland

Main site or place of performance

Yorkshire and Humber region, Sheffield City Region LEP area and, for educational establishments only, the remaining areas within Notts and Derbyshire and areas of Leicestershire.

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

Framework for construction works over 4 000 000 GBP up to 10 000 000 GBP

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

Quality criterion - Name: Pricing/Commercial / Weighting: 7.5 %

Quality criterion - Name: Social and Environmental Value / Weighting: 7.5 %

Quality criterion - Name: Supply Chain / Weighting: 10 %

Quality criterion - Name: Framework Management / Development / Weighting: 5 %

Quality criterion - Name: Operations Management / Weighting: 12.5 %

Quality criterion - Name: Carbon Reduction / Modern Methods of Construction (MMC) / Weighting: 7.5 %

Price - Weighting: 40% Social Value Offer 10%

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

Options: Yes

Description of options

The framework has an option to extend for a further period of 2 years to allow the appointed contractors adequate time to recoup their significant initial investment in establishing processes and procedures that will deliver the improvements that the clients are seeking through this framework. These include economic regeneration, carbon and waste reduction, training and employment initiatives, training of their staff to new ways of working. BIM, new models of construction procurement, Construction Playbook and Construction Innovation Hub Value toolkit. In addition there will be significant investment required from clients in undertaking the selection and evaluation process and in particular the training of their staff and consultants to new process, and in particular the training of their staff and consultants to new ways of working. The partnering and collaborative working objectives that will form part of this framework may only be capable of being realised over longer periods of time than 4 years, not least because a number of public sector bodies may only start using this framework when their existing arrangements expire. Further details are set out in the framework documents. Provisional timetable for recourse to these options: in months: 48 (from the award of the framework).

### **II.2.14) Additional information**

Some projects may receive financial contributions from European Union Funds.

## **II.2) Description**

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

New housing over 25 units

Lot No

2

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

- 45211100 - Construction work for houses
- 45211200 - Sheltered housing construction work
- 45211300 - Houses construction work
- 45211340 - Multi-dwelling buildings construction work
- 45211341 - Flats construction work
- 45300000 - Building installation work
- 45400000 - Building completion work
- 45500000 - Hire of construction and civil engineering machinery and equipment with operator
- 71000000 - Architectural, construction, engineering and inspection services

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

NUTS codes

- UKE - Yorkshire and the Humber
- UKF1 - Derbyshire and Nottinghamshire
- UKF21 - Leicester
- UKF22 - Leicestershire CC and Rutland

Main site or place of performance

Yorkshire and Humber region, Lincs, NE England

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

Framework for New housing over 25 units

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

Quality criterion - Name: Pricing / Commercial / Weighting: 7.5 %

Quality criterion - Name: Social and Environmental Value / Weighting: 7.5 %

Quality criterion - Name: Supply Chain / Weighting: 10 %

Quality criterion - Name: Framework Management / Development / Weighting: 5 %

Quality criterion - Name: Operations Management / Weighting: 12.5 %

Quality criterion - Name: Housing Best Practice / Weighting: 7.5 %

Price - Weighting: 40 % Social Value Offer 10%

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

Options: Yes

Description of options

The framework has an option to extend for a further period of 2 years to allow the appointed contractors adequate time to recoup their significant initial investment in establishing processes and procedures that will deliver the improvements that the clients are seeking through this framework. These include economic regeneration, carbon and waste reduction, training and employment initiatives, training of their staff to new ways of working. BIM, new models of construction procurement, Construction Playbook and Construction Innovation Hub Value toolkit. In addition there will be significant investment required from clients in undertaking the selection and evaluation process and in particular the training of their staff and consultants to new process, and in particular the training of their staff and consultants to new ways of working. The partnering and collaborative working objectives that will form part of this framework may only be capable of being realised over longer periods of time than 4 years, not least because a number of public sector bodies may only start using this framework when their existing arrangements expire. Further details are set out in the framework documents. Provisional timetable for recourse to these options: in months: 48 (from the award of the framework).

### **II.2.14) Additional information**

Some projects may receive financial contributions from European Union Funds.

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## **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

#### **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: [2021/S 000-016982](#)

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## **Section V. Award of contract**

### **Contract No**

CM143

### **Lot No**

1 & 2

### **Title**

Lot 1: Building Works over 4 000 000 GBP up to 10 000 000 GBP, Lot 2: New Housing over 25 units

A contract/lot is awarded: Yes

### **V.2) Award of contract**

#### **V.2.1) Date of conclusion of the contract**



8 April 2022

**V.2.2) Information about tenders**

Number of tenders received: 19

Number of tenders received by electronic means: 19

The contract has been awarded to a group of economic operators: Yes

**V.2.3) Name and address of the contractor**

ENGIE Regeneration Limited t/a EQUANS (Appointed to Lot 2)

Callflex Business Park, Golden Smithies Lane, Wath upon Dearne

Rotherham

S63 7ER

Country

United Kingdom

NUTS code

- UKE31 - Barnsley, Doncaster and Rotherham

The contractor is an SME

No

**V.2.3) Name and address of the contractor**

Esh Construction Limited (Appointed to Lots 1 & 2)

178 Astley Way Industrial Estate, Swillington

Leeds

LS26 8XT

Country

United Kingdom

NUTS code

- UKE42 - Leeds

The contractor is an SME

No

**V.2.3) Name and address of the contractor**

Galliford Try Construction Limited (Appointed to Lot 1)

Lumina, Park Approach

Leeds

LS15 8GB

Country

United Kingdom

NUTS code

- UKE42 - Leeds

The contractor is an SME

No

**V.2.3) Name and address of the contractor**

Henry Boot Construction Limited (Appointed to Lot 1)

Callywhite Lane, Dronfield

Derbyshire

S18 2XN

Country

United Kingdom

NUTS code

- UKF12 - East Derbyshire

The contractor is an SME

No

**V.2.3) Name and address of the contractor**

Hobson & Porter Limited (Appointed to Lots 1 & 2)

Clifford House, Malmo Road Sutton Fields Industrial Estate

Hull

HU7 OYF

Country

United Kingdom

NUTS code

- UKE11 - Kingston upon Hull, City of

The contractor is an SME

Yes

**V.2.3) Name and address of the contractor**

Kier Construction Limited (Appointed to Lot 1)

Unit 2180, Thorpe Park Century Way

Leeds

LS15 8ZB

Country

United Kingdom

NUTS code

- UKE42 - Leeds

The contractor is an SME

No

**V.2.3) Name and address of the contractor**

Morgan Sindall Construction & Infrastructure (Appointed to Lot 1 )

First Floor, 2 Burgage Square Merchant Gate

Wakefield

WF1 2TS

Country

United Kingdom

NUTS code

- UKE45 - Wakefield

The contractor is an SME

No

**V.2.3) Name and address of the contractor**

R G Carter Lincoln Limited (Appointed to Lots 1 & 2)

Regatta Building, Henley Way

Lincoln

LN6 3QR

Country

United Kingdom

NUTS code

- UKF30 - Lincolnshire

The contractor is an SME

Yes

**V.2.3) Name and address of the contractor**

Sewell Construction Limited and Illingworth and Gregory Limited (Appointed to Lot 1)

Geneva Way, Leads Road

Hull

HU7 0DG

Country

United Kingdom

NUTS code

- UKE11 - Kingston upon Hull, City of

The contractor is an SME

Yes

**V.2.3) Name and address of the contractor**

Tilbury Douglas Construction Limited (Appointed to Lot 1)

Ingenuity House, Bickenhill Lane

Birmingham

B37 7HQ

Country

United Kingdom

NUTS code

- UKG31 - Birmingham

The contractor is an SME

No

**V.2.3) Name and address of the contractor**

William Birch & Sons Limited (Appointed to Lot 1)

Link Road Court, Osbaldwick

York

YO10 3JQ

Country

United Kingdom

NUTS code

- UKE21 - York

The contractor is an SME

Yes

**V.2.3) Name and address of the contractor**

Wilmott Dixon Construction Limited (Appointed to Lots 1 & 2)

Willmott Dixon House, Cliffe Park, Bruntcliffe Road, Morley

Leeds

LS27 0RY

Country

United Kingdom

NUTS code

- UKE42 - Leeds

The contractor is an SME

No

**V.2.3) Name and address of the contractor**

Lindum Group Limited (Appointed to Lot 2)

Lindum Business Park, Station Road, North Hykeham

Lincoln

LN6 3QX

Country

United Kingdom

NUTS code

- UKF30 - Lincolnshire

The contractor is an SME

No

**V.2.3) Name and address of the contractor**

United Living (North) Limited (Appointed to Lot 2)

1 Europa Court, Sheffield Business Park

Sheffield

S9 1XE

Country

United Kingdom

NUTS code

- UKE32 - Sheffield

The contractor is an SME

No

**V.2.3) Name and address of the contractor**

Robertson Construction Group Limited (Appointed to Lot 1)

1B Park Square, Thorncliffe Business Park

Sheffield

S35 2PH

Country

United Kingdom

NUTS code

- UKE3 - South Yorkshire

The contractor is an SME

No

**V.2.3) Name and address of the contractor**

P Casey & Co Limited (Appointed to Lot 2)

Rydings Road

Rochdale

OL12 9PS

Country

United Kingdom

NUTS code

- UKD3 - Greater Manchester

The contractor is an SME

No

**V.2.4) Information on value of contract/lot (excluding VAT)**

Initial estimated total value of the contract/lot: £400,000,000

Total value of the contract/lot: £400,000,000



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## Section VI. Complementary information

### VI.3) Additional information

Public sector organisations that may access this framework subject to approval of the Contracting Authority include (but are not limited to):

- Local Authorities in Yorkshire and Humber, Nottinghamshire, Derbyshire and areas of Leicestershire (i.e. a local authority as defined in Regulation 1 and 84(1) of the Local Government Act 2000, Local Authorities and their Arms Length Management Organisations, including all County, City, District and Borough Councils, Unitary Authorities, Parish and Town Councils. A list is available at: [www.gov.uk/find-local-council](http://www.gov.uk/find-local-council)

- Central Government Department, non-departmental government bodies and Agencies

[www.gov.uk/government/organisations](http://www.gov.uk/government/organisations)

- combined Authorities (as defined in Local Democracy, Economic Development and Construction Act 2009),

- educational establishments (e.g. schools, school governing bodies; voluntary aided schools; foundation schools; any faith educational establishments including the Roman Catholic Dioceses and Anglican Dioceses, associated with the named Local Authorities including diocesan authorities; academies; free schools, city technology colleges; foundation partnerships; education authorities, publicly funded schools, universities,

colleges, University Technical Colleges, University Purchasing Consortium, further education establishments; higher education establishments and other educational establishments).

[www.ucas.com/](http://www.ucas.com/)

[www.neupc.ac.uk/who-are-our-members](http://www.neupc.ac.uk/who-are-our-members)

[www.schoolswebdirectory.co.uk/](http://www.schoolswebdirectory.co.uk/)

[www.gov.uk/school-performance-tables](http://www.gov.uk/school-performance-tables)

[www.ukri.org/](http://www.ukri.org/)

- National Park Authorities [www.nationalparks.uk/parks/](http://www.nationalparks.uk/parks/)

- Internal Drainage Boards

[www.ada.org.uk/idb\\_members\\_map.html](http://www.ada.org.uk/idb_members_map.html)

- Registered Social Landlords (Housing Associations)

[www.gov.uk/government/publications/current-registered-providers-of-social-housing](http://www.gov.uk/government/publications/current-registered-providers-of-social-housing)

- Police Forces [www.police.uk/?view=force\\_sites](http://www.police.uk/?view=force_sites)

- Fire and Rescue Services [www.fireservice.co.uk/information/ukfrs](http://www.fireservice.co.uk/information/ukfrs)

- Ambulance Services [www.aace.org.uk](http://www.aace.org.uk)

- NHS Bodies England:

[www.nhs.uk/servicedirectories/pages/nhstrustlisting.aspx](http://www.nhs.uk/servicedirectories/pages/nhstrustlisting.aspx)

[www.nhs.uk/ServiceDirectories/Pages/CCGListing.aspx](http://www.nhs.uk/ServiceDirectories/Pages/CCGListing.aspx)

[www.nhs.uk/ServiceDirectories/Pages/AreaTeamListing.aspx](http://www.nhs.uk/ServiceDirectories/Pages/AreaTeamListing.aspx)

[www.nhs.uk/ServiceDirectories/Pages/SpecialHealthAuthorityListing.aspx](http://www.nhs.uk/ServiceDirectories/Pages/SpecialHealthAuthorityListing.aspx)

- hospices in the UK: <https://www.hospiceuk.org/about-hospice-care/find-a-hospice>

- third sector and charities in the United Kingdom:

[www.gov.uk/government/organisations/charity-commission](http://www.gov.uk/government/organisations/charity-commission)

[www.oscr.org.uk/](http://www.oscr.org.uk/)

- citizens advice: [www.citizensadvice.org.uk/](http://www.citizensadvice.org.uk/)

- projects commissioned by LEPs,

- also permitted to access the framework are locally delivered public service providers e.g. General Practitioners' Surgeries. [www.nhs.uk/service-search/find-a-gp](http://www.nhs.uk/service-search/find-a-gp)

- the option is reserved for the framework to be used by projects funded by Section 106 and/or community infrastructure levy,

- passenger transport executives: [www.urbantransportgroup.org/about-us/our-members](http://www.urbantransportgroup.org/about-us/our-members)

- Humber Bridge Board: [www.humberbridge.co.uk/](http://www.humberbridge.co.uk/)

- canal and river trusts:

[www.canalrivertrust.org.uk/about-us/our-regions/north-east-waterways](http://www.canalrivertrust.org.uk/about-us/our-regions/north-east-waterways)

- social enterprises within culture and leisure: [www.sporta.org/member-directory](http://www.sporta.org/member-directory)

- trusts, charities, social enterprises, mutuals, and community interest companies: (i.e. organisations that have been established by the public bodies within the scope of this advertisement and/or where the contracting public bodies are trustees or partners of the Trusts, Social Enterprises, Mutuals and Community Interest Companies or any similar organisation).

Other additional public bodies operating in this region but not specifically referred to may also use this framework including successors to those organisations already identified and their subsidiaries. It is intended that the framework will deliver a significant proportion of the general building and related works of these public sector bodies. However, these public sector bodies do not guarantee to award a minimum value or indeed any value of services under the proposed arrangement.

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

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

Leeds City Council

Civic Hall, Calverley Street

Leeds

LS1 1UR

Country

United Kingdom

### **VI.4.3) Review procedure**

Precise information on deadline(s) for review procedures

Leeds City Council will incorporate a standstill period at the point information on the award of the framework is communicated to tenderers. That notification will provide full information on the award decision. The standstill period, which will be for a minimum of 10-calendar days, provides time for unsuccessful tenderers to challenge the award decision before the contract is entered into. The Public Contracts Regulations 2015 provide for an economic operator who suffers or risks suffering loss or damage by a

breach of the rules to take action in the High Court (England, Wales and Northern Ireland).