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Tender

2122-27-FDR-LW Campus Works Partner

Sheffield Hallam University

F02: Contract notice

Notice identifier: 2022/S 000-016303

Procurement identifier (OCID): ocds-h6vhtk-034654

Published 14 June 2022, 3:25pm

Section I: Contracting authority

I.1) Name and addresses

Sheffield Hallam University

City Campus, Howard Street

SHEFFIELD

S11WB

Contact

Procurement Team

Email

strategicprocurement@shu.ac.uk

Telephone

+44 1142255555

Country

United Kingdom

NUTS code

UKE32 - Sheffield

Internet address(es)

Main address

<https://shu.ac.uk>

Buyer's address

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

I.4) Type of the contracting authority

Body governed by public law

I.5) Main activity

Education

Section II: Object

II.1) Scope of the procurement

II.1.1) Title

2122-27-FDR-LW Campus Works Partner

Reference number

2122-27-FDR-LW

II.1.2) Main CPV code

- 45000000 - Construction work

II.1.3) Type of contract

Works

II.1.4) Short description

Sheffield Hallam University is seeking to adopt a hybrid in-house / external team working collaboratively to deliver the full programme of minor works construction projects, with early contractor involvement on all projects. The external team will consist of:

- A competent Principal Contractor to become our Campus Works Partner (CWP) single supplier via an NEC4 Framework Contract, with various NEC4 call-off contract options. To be appointed following this tender; reference 2122-27-FDR-LW
- A separate Programme and Project Support Partner (PPSP) via an NEC4 Professional Services Short Contract (PSSC) for each project or specific task commission. The PPSP will provide Project Management (PM), Quantity Surveyor (QS), Principal Designer (PD), Building Surveying, NEC4 Supervisor and Design services to deliver the programme of works. To be appointed following tender reference 2122-28-FDR-LW.

The expectation is that through a collaborative working approach with the CWP and PPSP using a suite of NEC4 contracts, we will be best positioned to deliver the programme of minor works (projects under the value of £1m each, with a very few in the £1m to £3m band)) over the next 4 years. The Estates team will work with the CWP and PPSP at a programme level to develop projects to be delivered through this framework, adopting a flexible approach which will allow the best fit 'partner' to lead at a given RIBA stage determined by complexity of design requirements, extent of stakeholder input required in design and scale

of project.

II.1.5) Estimated total value

Value excluding VAT: £16,666,000

II.1.6) Information about lots

This contract is divided into lots: No

II.2) Description

II.2.2) Additional CPV code(s)

- 44000000 - Construction structures and materials; auxiliary products to construction (except electric apparatus)
- 50700000 - Repair and maintenance services of building installations
- 51100000 - Installation services of electrical and mechanical equipment

II.2.3) Place of performance

NUTS codes

- UKE32 - Sheffield

Main site or place of performance

Sheffield

II.2.4) Description of the procurement

Sheffield Hallam University is seeking to adopt a hybrid in-house / external team working collaboratively to deliver the full programme of minor works construction projects, with early contractor involvement on all projects. The external team will consist of:

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provide Project Management (PM), Quantity Surveyor (QS), Principal Designer (PD), Building Surveying, NEC4 Supervisor and Design services to deliver the programme of works. To be appointed following tender reference 2122-28-FDR-LW.

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Campus Works Partner

Following this tender, a framework will be established for the Campus Works Partner to work in partnership with the University and others to facilitate the delivery of all minor works and maintenance projects up to the value of £1 million including contingency plus VAT.

It will also provide flexibility to deliver some projects between £1 million including contingency plus VAT and £3 million including contingency plus VAT when required.

The chosen Campus Works Partner will have the ability to bring in specialist trades resources to supplement the in-house reactive response team providing greater resilience and flexibility over the potential 4 year period.

The projects procured under this agreement will primarily be Long Term Maintenance (LTM) capital and revenue type projects with varying complexity and projected budget, please see the LTM Plan 2022/23 Financial Year for details on the proposed projects for the first 12 months of this framework. Some unforeseen projects will also be required to be delivered through the life of this framework. This will also be the delivery route for unforeseen reactive works, unplanned projects that arise as a result of successful external funding bids, workplace change projects and find and fix works e.g. fire stopping

The anticipated construction expenditure for minor works projects over the 4 year period is circa £3-5 million per year. The University makes no representations regarding the level, amount or value of the projects commissioned through this framework.

CWP Requirements

We need a CWP who has capability to deliver a large quantity of LTM type projects (e.g. planned, emergency, fire stopping, specialist subcontractor management). It is this type of project which will form the principal delivery objective of this framework. We wish to work with the chosen CWP to develop a best practice approach to project delivery within this

hybrid model in terms of quality standards of work delivered, quality of handover process, continual improvement and developing the maturity levels of the framework year on year. With this in mind the CWP should be able to provide a consistent team for the duration of the framework, from management through to site trades teams, noting this consistency may be delivered by inhouse trades, long term, sustainable sub-contractor relationships or a combination of both.

The majority of projects anticipated to be delivered as part of this framework will be low to medium value (see percentage breakdown in section 8) and may be grouped into programmes of work. We need a proactive CWP who has the capability and resource to work collaboratively with the other partners to deliver all projects within this framework, occasionally this will include the ability to be able to respond reactively to urgent situations.

We need the CWP to be large enough to cope with this scale and quantity of 'minor works' projects, but with ability to deliver occasional works at up to £3m in construction value through use of sub-contracted teams, if required. This will provide flexibility if any unforeseen projects arise, for example if a external funding bid is successful and the University's Estates team needs to respond and deliver quickly this Framework is likely to be the delivery route.

Objectives

The proposed approach, following this tender to appoint a Campus Works Partner, and the appointment of a PPSP, will provide a clear operating model for project delivery.

This will drive optimised performance, demonstrated by:

- Annual programmes of works fully delivered, budgets spent and maintenance risks addressed

- Robust planning and management of works, minimising impact on teaching and University operations

- Clear reporting, monitoring and tracking of projects including financial and progress reporting

- Robust management of quality, safety and delivery performance.

- Improved stakeholder satisfaction as a consequence of maintenance and improvement works being delivered much more rapidly

- Reduction in the Estates & Facilities risk profile through attending to identified risks more quickly.

The key objectives of this delivery model are:

- Deliver all projects safely to a high quality at pace, with no time wasted
- Provide the right skills and resources when required
- Respond quickly to requests by the University
- Manage all risks effectively
- Deliver customer satisfaction
- Deliver best value from limited funds and University resource levels across the programme of works
- Ensure the University Estates Team know what is happening, where, when and why at any one time

II.2.5) Award criteria

Quality criterion - Name: Scenarios / Weighting: 33

Quality criterion - Name: Delivering Best Value / Weighting: 5

Quality criterion - Name: Performance Measurement / Weighting: 11

Quality criterion - Name: Sub-contracting / Weighting: 4

Quality criterion - Name: Social Value / Weighting: 5

Quality criterion - Name: Mobilisation / Weighting: 2

Quality criterion - Name: Interview / Weighting: 10

Price - Weighting: 30

II.2.6) Estimated value

Value excluding VAT: £16,666,000

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

Duration in months

This contract is subject to renewal

Yes

Description of renewals

The contract will be initially for a period of 2 years. There is a further possibility of 1 x 2 year extension period, depending on performance.

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

Included within the SQ document (Reply Form 1) which is part of the tender pack available via the Sheffield Hallam University In-Tend site.

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

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: No

IV.2) Administrative information

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

Date

15 July 2022

Local time

11:00am

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: 5 (from the date stated for receipt of tender)

IV.2.7) Conditions for opening of tenders

Date

15 July 2022

Local time

11:01am

Place

Sheffield

Section VI. Complementary information

VI.1) Information about recurrence

This is a recurrent procurement: Yes

Estimated timing for further notices to be published: June 2026

VI.4) Procedures for review

VI.4.1) Review body

Sheffield Hallam University

Howard St

Sheffield

S1 1WB

Email

strategicprocurement@shu.ac.uk

Country

United Kingdom