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Contract

Employer's Agent Services Framework

The Guinness Partnership Ltd

F03: Contract award notice

Notice identifier: 2021/S 000-019282

Procurement identifier (OCID): ocds-h6vhtk-028c41

Published 10 August 2021, 10:06am

Section I: Contracting authority

I.1) Name and addresses

The Guinness Partnership Ltd

Bower House, 1 Stable Street

Oldham

OL9 7LH

Contact

Procurement

Email

procurement@guinness.org.uk

Telephone

+44 3031231890

Country

United Kingdom

NUTS code

UKD - North West (England)

Internet address(es)

Main address

<http://www.guinnesspartnership.com/>

Buyer's address

<http://www.guinnesspartnership.com/>

I.4) Type of the contracting authority

Body governed by public law

I.5) Main activity

Housing and community amenities

Section II: Object

II.1) Scope of the procurement

II.1.1) Title

Employer's Agent Services Framework

Reference number

DN521032

II.1.2) Main CPV code

- 71500000 - Construction-related services

II.1.3) Type of contract

Services

II.1.4) Short description

The Guinness Partnership Limited and its subsidiaries have commenced a build programme

aiming to deliver 5,500 new homes by 2024 and 12,550 homes by 2030. We are committed

to building safe, high quality, well designed homes where people want to live. Using our financial strength, experience and scale, we are building new homes and communities across

the country at a range of price points and tenures – from private sale to social rent.

Progress is being made but to support the delivery of the programme Guinness and its subsidiaries wish to establish a Framework for Employer's Agent services. This will support

the delivery of a significant programme of new build schemes over the term of the framework. Guinness estimates this programme could mean up to 36 individual schemes commencing over the next four year period. The future programme is expected to focus on

larger 25 to 500 unit schemes though it may include some smaller schemes as required.

Guinness gives no guarantee on the volume of work allocated through the framework.

The framework will also be available for use by other areas of Guinness as required for example Asset Management. Clerk of Works services may also be required during the duration of the framework.

The framework is split into three regional lots and it is anticipated that up to three suppliers

will be appointed to each lot. Approximately 50% of spend for new schemes is most likely to

be in the South, London and South East, with 30% in the North and 20% in the South

West Regions.

II.1.6) Information about lots

This contract is divided into lots: Yes

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

Lowest offer: £1 / Highest offer: £3,333,333 taken into consideration

II.2) Description

II.2.1) Title

North

Lot No

1

II.2.2) Additional CPV code(s)

- 71500000 - Construction-related services
- 71540000 - Construction management services
- 71541000 - Construction project management services

II.2.3) Place of performance

NUTS codes

- UKC - North East (England)
- UKD - North West (England)
- UKE - Yorkshire and the Humber
- UKF - East Midlands (England)
- UKG - West Midlands (England)

II.2.4) Description of the procurement

This is a framework for Employer's Agent services in the North of England to support Guinness with its development programme. It is anticipated that up to three suppliers will

be

appointed to the lot and approximately 30% of spend for new schemes is most likely to be in

the North Regions.

II.2.5) Award criteria

Quality criterion - Name: Framework Management - Team / Weighting: 3.5

Quality criterion - Name: Social Value / Weighting: 3.5

Quality criterion - Name: Resource - Qualifications & Experience of role levels 1-3 / Weighting: 10.5

Quality criterion - Name: Resource - Qualifications & Experience of role levels 4-5 / Weighting: 3.5

Quality criterion - Name: Capacity – Lot specific response required / Weighting: 14

Quality criterion - Name: Case Study – New Build Scheme up to 100 units / Weighting: 10.5

Quality criterion - Name: Case Study – New Build Scheme 100 units plus / Weighting: 10.5

Quality criterion - Name: Case Study – Challenging project / Weighting: 14

Cost criterion - Name: Fee Percentage Rates against construction value for Employer's Agent / Weighting: 12

Cost criterion - Name: Consultant Day Rates for Employer's Agent / Weighting: 12

Cost criterion - Name: Consultant Hourly Rates for Out of Hours working for Employer's Agent / Weighting: 3

Cost criterion - Name: Fee Percentage Rates against construction value for Clerk of Works services / Weighting: 1.5

Cost criterion - Name: Consultant Day Rates for Clerk of Works services / Weighting: 0.75

Cost criterion - Name: Consultant Hourly Rates for Out of Hours working for Clerk of Works services / Weighting: 0.75

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

South, London and South East

Lot No

2

II.2.2) Additional CPV code(s)

- 71500000 - Construction-related services
- 71540000 - Construction management services
- 71541000 - Construction project management services

II.2.3) Place of performance

NUTS codes

- UKH - East of England
- UKI - London
- UKJ - South East (England)

II.2.4) Description of the procurement

This is a framework for Employer's Agent services in the South of England, including London

and the South East to support Guinness with its development programme. It is anticipated

that up to three suppliers will be appointed to the lot and approximately 50% of spend for

new schemes is most likely to be in the South, London and South East Regions.

II.2.5) Award criteria

Quality criterion - Name: Framework Management - Team / Weighting: 3.5

Quality criterion - Name: Social Value / Weighting: 3.5

Quality criterion - Name: Resource - Qualifications & Experience of role levels 1-3 / Weighting: 10.5

Quality criterion - Name: Resource - Qualifications & Experience of role levels 4-5 / Weighting: 3.5

Quality criterion - Name: Capacity – Lot specific response required / Weighting: 14

Quality criterion - Name: Case Study – New Build Scheme up to 100 units / Weighting: 10.5

Quality criterion - Name: Case Study – New Build Scheme 100 units plus / Weighting: 10.5

Quality criterion - Name: Case Study – Challenging project / Weighting: 14

Cost criterion - Name: Fee Percentage Rates against construction value for Employer's Agent / Weighting: 12

Cost criterion - Name: Consultant Day Rates for Employer's Agent / Weighting: 12

Cost criterion - Name: Consultant Hourly Rates for Out of Hours working for Employer's Agent / Weighting: 3

Cost criterion - Name: Fee Percentage Rates against construction value for Clerk of Works services / Weighting: 1.5

Cost criterion - Name: Consultant Day Rates for Clerk of Works services / Weighting: 0.75

Cost criterion - Name: Consultant Hourly Rates for Out of Hours working for Clerk of Works services / Weighting: 0.75

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

South West

Lot No

3

II.2.2) Additional CPV code(s)

- 71500000 - Construction-related services
- 71540000 - Construction management services
- 71541000 - Construction project management services

II.2.3) Place of performance

NUTS codes

- UKK - South West (England)

II.2.4) Description of the procurement

This is a framework for Employer's Agent servicing in the South West of England to support

Guinness with its development programme. It is anticipated that up to three suppliers will be

appointed to the lot and approximately 20% of spend for new schemes is most likely to be in

the South West Regions.

II.2.5) Award criteria

Quality criterion - Name: Framework Management - Team / Weighting: 3.5

Quality criterion - Name: Social Value / Weighting: 3.5

Quality criterion - Name: Resource - Qualifications & Experience of role levels 1-3 / Weighting: 10.5

Quality criterion - Name: Resource - Qualifications & Experience of role levels 4-5 / Weighting: 3.5

Quality criterion - Name: Capacity – Lot specific response required / Weighting: 14

Quality criterion - Name: Case Study – New Build Scheme up to 100 units / Weighting: 10.5

Quality criterion - Name: Case Study – New Build Scheme 100 units plus / Weighting: 10.5

Quality criterion - Name: Case Study – Challenging project / Weighting: 14

Cost criterion - Name: Fee Percentage Rates against construction value for Employer's Agent / Weighting: 12

Cost criterion - Name: Consultant Day Rates for Employer's Agent / Weighting: 12

Cost criterion - Name: Consultant Hourly Rates for Out of Hours working for Employer's Agent / Weighting: 3

Cost criterion - Name: Fee Percentage Rates against construction value for Clerk of Works services / Weighting: 1.5

Cost criterion - Name: Consultant Day Rates for Clerk of Works services / Weighting: 0.75

Cost criterion - Name: Consultant Hourly Rates for Out of Hours working for Clerk of Works services / Weighting: 0.75

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

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

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 000-001259](#)

Section V. Award of contract

Contract No

1

Lot No

1

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

25 June 2021

V.2.2) Information about tenders

Number of tenders received: 5

The contract has been awarded to a group of economic operators: No

V.2.3) Name and address of the contractor

Identity Consult Limited

Sunderland

Country

United Kingdom

NUTS code

- UKC - North East (England)

The contractor is an SME

Yes

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

Initial estimated total value of the contract/lot: £1,000,000

Lowest offer: £1 / Highest offer: £1,000,000 taken into consideration

Section V. Award of contract

Contract No

2

Lot No

1

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

25 June 2021

V.2.2) Information about tenders

Number of tenders received: 5

The contract has been awarded to a group of economic operators: No

V.2.3) Name and address of the contractor

CPC Project Services LLP

London

Country

United Kingdom

NUTS code

- UKI - London

The contractor is an SME

Yes

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

Initial estimated total value of the contract/lot: £1,000,000

Lowest offer: £1 / Highest offer: £1,000,000 taken into consideration

Section V. Award of contract

Contract No

3

Lot No

1

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

25 June 2021

V.2.2) Information about tenders

Number of tenders received: 5

The contract has been awarded to a group of economic operators: No

V.2.3) Name and address of the contractor

Rider Levett Bucknall UK Limited

Birmingham

Country

United Kingdom

NUTS code

- UKG - West Midlands (England)

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: £1,000,000

Lowest offer: £1 / Highest offer: £1,000,000 taken into consideration

Section V. Award of contract

Contract No

1

Lot No

2

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

25 June 2021

V.2.2) Information about tenders

Number of tenders received: 6

The contract has been awarded to a group of economic operators: No

V.2.3) Name and address of the contractor

CPC Project Services LLP

London

Country

United Kingdom

NUTS code

- UKI - London

The contractor is an SME

Yes

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

Initial estimated total value of the contract/lot: £1,666,666

Lowest offer: £1 / Highest offer: £1,666,666 taken into consideration

Section V. Award of contract

Contract No

Lot No

2

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

25 June 2021

V.2.2) Information about tenders

Number of tenders received: 6

The contract has been awarded to a group of economic operators: No

V.2.3) Name and address of the contractor

Rider Levett Bucknall UK Limited

Birmingham

Country

United Kingdom

NUTS code

- UKG - West Midlands (England)

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: £1,666,666

Lowest offer: £1 / Highest offer: £1,666,666 taken into consideration

Section V. Award of contract

Contract No

3

Lot No

2

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

25 June 2021

V.2.2) Information about tenders

Number of tenders received: 6

The contract has been awarded to a group of economic operators: No

V.2.3) Name and address of the contractor

Currie & Brown UK Limited

London

Country

United Kingdom

NUTS code

- UKI - London

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: £1,666,666

Lowest offer: £1 / Highest offer: £1,666,666 taken into consideration

Section V. Award of contract

Contract No

1

Lot No

3

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

25 June 2021

V.2.2) Information about tenders

Number of tenders received: 5

The contract has been awarded to a group of economic operators: No

V.2.3) Name and address of the contractor

Rider Levett Bucknall UK Limited

Birmingham

Country

United Kingdom

NUTS code

- UKG - West Midlands (England)

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: £666,666

Lowest offer: £1 / Highest offer: £666,666 taken into consideration

Section V. Award of contract

Contract No

2

Lot No

3

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

25 June 2021

V.2.2) Information about tenders

Number of tenders received: 5

The contract has been awarded to a group of economic operators: No

V.2.3) Name and address of the contractor

CPC Project Services LLP

London

Country

United Kingdom

NUTS code

- UKI - London

The contractor is an SME

Yes

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

Initial estimated total value of the contract/lot: £666,666

Lowest offer: £1 / Highest offer: £666,666 taken into consideration

Section V. Award of contract

Contract No

3

Lot No

3

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

25 June 2021

V.2.2) Information about tenders

Number of tenders received: 5

The contract has been awarded to a group of economic operators: No

V.2.3) Name and address of the contractor

Currie & Brown UK Limited

London

Country

United Kingdom

NUTS code

- UKI - London

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: £666,666

Lowest offer: £1 / Highest offer: £666,666 taken into consideration

Section VI. Complementary information

VI.3) Additional information

This framework is available to The Guinness Partnership Limited and all of its subsidiaries as

indicated on the Guinness website:

<https://www.guinnesspartnership.com/about-us/legal-and-governance/how-weregoverned/>

VI.4) Procedures for review

VI.4.1) Review body

Public Procurement Review Service, Cabinet Office

London

Email

publicprocurementreview@cabinetoffice.gov.uk

Country

United Kingdom