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Contract

NUN - Modern Methods of Construction, Architect and Employer's Agent Framework

Nuneaton and Bedworth Borough Council

F03: Contract award notice

Notice identifier: 2021/S 000-022128

Procurement identifier (OCID): ocds-h6vhtk-029fd7

Published 7 September 2021, 12:03pm

Section I: Contracting authority

I.1) Name and addresses

Nuneaton and Bedworth Borough Council

Town Hall , Coton Road

Nuneaton

CV11 5AA

Contact

Nuneaton and Bedworth Borough Council - Procurement Team

Email

procurement@nuneatonandbedworth.gov.uk

Country

United Kingdom

NUTS code

UK - United Kingdom

Internet address(es)

Main address

www.nuneatonandbedworth.gov.uk

Buyer's address

<http://www.csw-jets.co.uk>

I.4) Type of the contracting authority

Regional or local authority

I.5) Main activity

General public services

Section II: Object

II.1) Scope of the procurement

II.1.1) Title

NUN - Modern Methods of Construction, Architect and Employer's Agent Framework

Reference number

10375

II.1.2) Main CPV code

- 45000000 - Construction work

II.1.3) Type of contract

Works

II.1.4) Short description

The Council is procuring providers for the delivery of construction and related activities under 3 Lots. The works and services will be delivered under a Framework Agreement (FAC1) and Call-Off Contract arrangements as detailed in the Tender documents. The Framework will be for four years, but call-off contracts may be for up to 10 years. NBBC is following a two-stage Restricted procurement procedure and anticipates shortlisting 10 bidders per Lot to be Invited to Tender. The Council anticipates awarding each Lot to 6 companies. The following Additional Clients and/ or other Additional Alliance Members may join the Alliance in accordance with clause 1.11: Any Local Authority or Registered Provider in the UK and their subsidiary and/or joint venture companies.

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: £50,000,000

II.2) Description

II.2.1) Title

Lot 1 – Modern Methods of Construction, Civil, Structural and Groundworks

Lot No

1

II.2.2) Additional CPV code(s)

- 45111250 - Ground investigation work
- 71500000 - Construction-related services
- 71541000 - Construction project management services
- 45100000 - Site preparation work
- 71400000 - Urban planning and landscape architectural services
- 45112700 - Landscaping work
- 45223810 - Prefabricated constructions
- 71540000 - Construction management services
- 45262500 - Masonry and bricklaying work
- 45260000 - Roof works and other special trade construction works
- 44211000 - Prefabricated buildings
- 45223821 - Prefabricated units
- 45112000 - Excavating and earthmoving work
- 45223822 - Prefabricated components
- 71251000 - Architectural and building-surveying services
- 45262800 - Building extension work
- 45223820 - Prefabricated units and components

- 71324000 - Quantity surveying services
- 45000000 - Construction work
- 45111000 - Demolition, site preparation and clearance work
- 45210000 - Building construction work
- 45110000 - Building demolition and wrecking work and earthmoving work
- 71322100 - Quantity surveying services for civil engineering works
- 45200000 - Works for complete or part construction and civil engineering work
- 44211100 - Modular and portable buildings
- 45223000 - Structures construction work

II.2.3) Place of performance

NUTS codes

- UK - United Kingdom

Main site or place of performance

Works and associated services performed under Lot 1 may take place at any location in the United Kingdom.

II.2.4) Description of the procurement

Lot 1 comprises the construction and installation of domestic modular constructed dwellings of various designs and the provision of all associated site works required for completion of the developments. Works will be priced under property archetype rates, schedules of rates and design services. Full details are included in the Specifications and Pricing Documents plus ancillary appendices. Call-off contracts may be made up to the framework agreement end date and therefore may be live beyond the end date of the Framework Agreement end date. The Framework will be for four years, but call-off contracts for works and services under it may be for up to 10 years. NBBC is following a two-stage Restricted procurement procedure under the Public Contracts Regulations 2015. Under the first stage, bidders are required to complete Lot-specific Selection Questionnaire documents. Following evaluation of submitted SQs, the Council anticipates shortlisting 10 bidders per Lot to be Invited to Tender under the second stage of the process. The Council anticipates awarding each Lot to 6 companies. The following Additional Clients and/ or other Additional Alliance Members may

join the Alliance in accordance with clause 1.11: Any Local Authority or Registered Provider in the UK and their subsidiary and/or joint venture companies. Full details of the requirements and how to participate are in the procurement and Tender documents.

II.2.5) Award criteria

Price

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 – Architect and Lead Designer Services

Lot No

2

II.2.2) Additional CPV code(s)

- 71000000 - Architectural, construction, engineering and inspection services
- 71500000 - Construction-related services
- 71541000 - Construction project management services
- 71400000 - Urban planning and landscape architectural services
- 79415200 - Design consultancy services
- 71540000 - Construction management services
- 71221000 - Architectural services for buildings

- 71251000 - Architectural and building-surveying services
- 71242000 - Project and design preparation, estimation of costs
- 71220000 - Architectural design services

II.2.3) Place of performance

NUTS codes

- UK - United Kingdom

Main site or place of performance

Services performed under Lot 2 may take place at any location in the United Kingdom.

II.2.4) Description of the procurement

Lot 2 comprises the following:

- Architectural & Design Services in the pre-tender stage for Housing developments delivered using Modern Methods of Construction (MMC)
- Architectural & Design Services in the pre-tender stage for Housing developments delivered using a traditional Design & Build approach
- Employer's Agent Services for post tender services for Housing developments delivered using a traditional Design & Build approach. (This will only be used where the Architect/Lead Designer has been retained from the pre-tender stage).
- Principal Designer Services – single fee proposal for Housing delivered either through MMC, D & B or Traditional procurement

Call-off contracts may be made up to the framework agreement end date and therefore may be live beyond the end date of the Framework Agreement end date. The Framework will be for four years, but call-off contracts for works and services under it may be for up to 10 years. NBBC is following a two-stage Restricted procurement procedure under the Public Contracts Regulations 2015. Under the first stage, bidders are required to complete Lot-specific Selection Questionnaire documents. Following evaluation of submitted SQs, the Council anticipates shortlisting 10 bidders per Lot to be Invited to Tender under the second stage of the process. The Council anticipates awarding each Lot to 6 companies. The following Additional Clients and/ or other Additional Alliance Members may join the Alliance in accordance with clause 1.11: Any Local Authority or Registered Provider in the UK and their subsidiary and/or joint venture companies. Full details of the requirements and how to participate are in the procurement and Tender documents. In addition to the above the appointed Consultant may be awarded contracts for design services that relate to building types other than housing although this is not anticipated to be a substantial part of the Framework. Full details are included in the Specifications and Pricing Documents plus ancillary appendices.

II.2.5) Award criteria

Price

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 3 - Project Management, Employer's Agent and Quantity Surveyor Services

Lot No

3

II.2.2) Additional CPV code(s)

- 71500000 - Construction-related services
- 71541000 - Construction project management services
- 71400000 - Urban planning and landscape architectural services
- 71540000 - Construction management services
- 71251000 - Architectural and building-surveying services
- 71000000 - Architectural, construction, engineering and inspection services

II.2.3) Place of performance

NUTS codes

- UK - United Kingdom

Main site or place of performance

Services performed under Lot 3 may take place at any location in the United Kingdom.

II.2.4) Description of the procurement

Lot 3 comprises the following:• Employer's Agent and Quantity Surveying Services for Housing developments delivered using Modern Methods of Construction• Employer's Agent and Quantity Surveying Services for Housing developments delivered using a traditional Design & Build approach• Quantity Surveying for Housing developments at initiation stages. In addition to the above the appointed Consultant may be awarded contracts for Project Management, Employers Agent and Quantity Surveying services that relate to building types other than housing although this is not anticipated to be a substantial part of the Framework. Full details are included in the Specifications and Pricing Documents plus ancillary appendices. Call-off contracts may be made up to the framework agreement end date and therefore may be live beyond the end date of the Framework Agreement end date. The Framework will be for four years, but call-off contracts for works and services under it may be for up to 10 years. NBBC is following a two-stage Restricted procurement procedure under the Public Contracts Regulations 2015. Under the first stage, bidders are required to complete Lot-specific Selection Questionnaire documents. Following evaluation of submitted SQs, the Council anticipates shortlisting 10 bidders per Lot to be Invited to Tender under the second stage of the process. The Council anticipates awarding each Lot to 6 companies. The following Additional Clients and/ or other Additional Alliance Members may join the Alliance in accordance with clause 1.11: Any Local Authority or Registered Provider in the UK and their subsidiary and/or joint venture companies. Full details of the requirements and how to participate are in the procurement and Tender documents.

II.2.5) Award criteria

Price

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 000-006245](#)

Section V. Award of contract

Lot No

1

Title

Lot 1 - Modern Methods of Construction, Civil, Structural and Groundworks

A contract/lot is awarded: No

V.1) Information on non-award

The contract/lot is not awarded

Other reasons (discontinuation of procedure)

Section V. Award of contract

Lot No

2

Title

Lot 2 - Architect and Lead Designer Services

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

20 August 2021

V.2.2) Information about tenders

Number of tenders received: 8

Number of tenders received from SMEs: 7

Number of tenders received from tenderers from other EU Member States: 0

Number of tenders received from tenderers from non-EU Member States: 0

Number of tenders received by electronic means: 8

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

V.2.3) Name and address of the contractor

Baily Garner LLP

146-148 Eltham Hill,

London

SE9 5DY

Country

United Kingdom

NUTS code

- UKI - London

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

Bond Bryan Architects Limited

The Church Studio, Springvale Road

Sheffield

S10 1LP

Country

United Kingdom

NUTS code

- UKE32 - Sheffield

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

Gotch Saunders & Surridge LLP t/a GSSArchitecture

35 Headlands, Kettering

Northamptonshire

NN15 7ES

Country

United Kingdom

NUTS code

- UKF2 - Leicestershire, Rutland and Northamptonshire

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

Calfordseaden LLP

Devonshire House, 60 Goswell Road

London

EC1M 7AD

Country

United Kingdom

NUTS code

- UKI - London

The contractor is an SME

No

V.2.3) Name and address of the contractor

DARNTON B3 LTD

10 South Parade,

Leeds

LS1 5QS

Country

United Kingdom

NUTS code

- UKE42 - Leeds

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

RG&P Limited

Waterloo House, 71 Princess Road West

Leicester

LE1 6TR

Country

United Kingdom

NUTS code

- UKF21 - Leicester

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: £5,000,000

Total value of the contract/lot: £5,000,000

Section V. Award of contract

Lot No

3

Title

Lot 3 - Project Management, Employer's Agent and Quantity Surveyor Services

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

20 August 2021

V.2.2) Information about tenders

Number of tenders received: 8

Number of tenders received from SMEs: 5

Number of tenders received from tenderers from other EU Member States: 0

Number of tenders received from tenderers from non-EU Member States: 0

Number of tenders received by electronic means: 0

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

V.2.3) Name and address of the contractor

EdgePS Limited

3 Heritage Mews, High Pavement

Nottingham

NG1 1HN

Country

United Kingdom

NUTS code

- UKF14 - Nottingham

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

John Lester Partnership Ltd

Elizabeth House, 47 High Street

Lutterworth

LE17 4AY

Country

United Kingdom

NUTS code

- UKF2 - Leicestershire, Rutland and Northamptonshire

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

Michael Dyson Associates Ltd

West House, Meltham Road, Honley

Holmfirth

HD9 6LB

Country

United Kingdom

NUTS code

- UKE4 - West Yorkshire

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

Ridge and Partners LLP

The Cowyards, Blenheim Park, Oxford Road,

Woodstock

OX20 1QR

Country

United Kingdom

NUTS code

- UKJ14 - Oxfordshire

The contractor is an SME

No

V.2.3) Name and address of the contractor

Welling Partnership LLP

Viceroy House, 6 Mountbatten Business Centre, Millbrook Road East

Southampton

SO15 1HY

Country

United Kingdom

NUTS code

- UKJ32 - Southampton

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

Calfordseaden LLP

Devonshire House, 60 Goswell Road

London

EC1M 7AD

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: £1,250,000

Total value of the contract/lot: £1,250,000

Section VI. Complementary information

VI.4) Procedures for review

VI.4.1) Review body

High Court of England and Wales

The Strand

London

WC2A 2LL

Country

United Kingdom

VI.4.2) Body responsible for mediation procedures

High Court of England and Wales

The Strand

London

WC2A 2LL

Country

United Kingdom

VI.4.3) Review procedure

Precise information on deadline(s) for review procedures

Nuneaton and Bedworth Borough Council will observe a stand still period following the award of the Framework and conduct itself in respect of any appeals in accordance with the Public Contracts Regulations 2015 (as amended).

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

Cabinet Office

70 Whitehall

London

SW1A 2AS

Country

United Kingdom