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Tender

## **953\_22 Modular Buildings**

ESPO

F02: Contract notice

Notice identifier: 2021/S 000-023373

Procurement identifier (OCID): ocds-h6vhtk-02de87

Published 20 September 2021, 5:38pm

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

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

ESPO

Barnsdale Way, Grove Park, Enderby

Leicester

LE19 1ES

#### **Contact**

Corporate Solutions Procurement Team

#### **Email**

[tenders@espo.org](mailto:tenders@espo.org)

#### **Telephone**

+44 07900257973

#### **Country**

United Kingdom

**NUTS code**

UKF21 - Leicester

**Internet address(es)**

Main address

<http://www.espo.org/>

**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://www.eastmidstenders.org/>

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

<https://www.eastmidstenders.org/>

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

Regional or local authority

**I.5) Main activity**

Other activity

Local Authority Services

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## Section II: Object

### II.1) Scope of the procurement

#### II.1.1) Title

953\_22 Modular Buildings

Reference number

953\_22

#### II.1.2) Main CPV code

- 44211100 - Modular and portable buildings

#### II.1.3) Type of contract

Supplies

#### II.1.4) Short description

The framework is for the design, manufacture, supply, delivery, installation, commissioning and maintenance of modular buildings and associated products and services. It will cover both hire and purchase of these buildings. The framework will provide standard 'off-the-shelf' solutions, for which it will be possible to have a call-off price list as well as bespoke designs tailored to clients' requirements.

To tender: (a) Go to [www.eastmidstenders.org](http://www.eastmidstenders.org), (b) Register (c) Search for tender opportunity '953\_22' d) Express an interest (e) Download the tender from the website.

#### II.1.5) Estimated total value

Value excluding VAT: £500,000,000

#### 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

Modular Buildings Education: Hire

Lot No

1A

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

- 44211000 - Prefabricated buildings
- 44211100 - Modular and portable buildings
- 44211110 - Cabins
- 44211200 - Cubicles
- 45223800 - Assembly and erection of prefabricated structures
- 45223810 - Prefabricated constructions
- 45223820 - Prefabricated units and components
- 45223821 - Prefabricated units
- 45223822 - Prefabricated components
- 45262800 - Building extension work
- 70310000 - Building rental or sale services

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

NUTS codes

- UK - United Kingdom

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

Hire of modular buildings for Education – from standard through to bespoke designs, delivered & installed. Including associated products & services for supply and commissioning of the buildings.

The following is applicable to all lots:

ESPO has established a commercial trading company, ESPO Trading Limited, whose target clients are third sector organisations such as national and local charities, public sector mutual organisations and other organisations involved in the delivery of services to or for the public sector. The successful Supplier may be asked to enter into an additional

separate framework agreement (the Second Framework) with ESPO Trading Limited on materially similar terms to that found in the tender pack to be entered into by ESPO itself.

Any Second Framework agreement will be a purely commercial agreement and will, for the avoidance of doubt, not be governed by the Public Contract Regulations 2015 or other public procurement legislation. ESPO Trading Limited may enter into the second framework agreement with the successful supplier and make it available to third sector clients who themselves are not required to follow the Public Contracts Regulations 2015 or other public procurement legislation. Accordingly, this is provided for bidders' information only.

An eAuction process may be used to award subsequent call off contracts following the reopening of competition among the parties to the Framework Agreement.

#### **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: £100,000,000

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

Start date

1 February 2022

End date

31 January 2024

This contract is subject to renewal

No

#### **II.2.10) Information about variants**

Variants will be accepted: Yes

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

Options: Yes

Description of options

The framework agreement has the option to extend for up to a further 24 months. The total estimated value stated in Section II.1.5 includes the option period.

### **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**

Modular Buildings Education: Purchase

Lot No

1B

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

- 44211000 - Prefabricated buildings
- 44211100 - Modular and portable buildings
- 44211110 - Cabins
- 44211200 - Cubicles
- 45223800 - Assembly and erection of prefabricated structures
- 45223810 - Prefabricated constructions
- 45223820 - Prefabricated units and components
- 45223821 - Prefabricated units
- 45223822 - Prefabricated components
- 45262800 - Building extension work
- 70310000 - Building rental or sale services

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

NUTS codes

- UK - United Kingdom

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

Purchase of modular buildings for Education – from standard through to bespoke designs, delivered & installed. Including associated products & services for supply and commissioning of the buildings.

#### **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: £100,000,000

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

Start date

1 February 2022

End date

31 January 2024

This contract is subject to renewal

No

#### **II.2.10) Information about variants**

Variants will be accepted: Yes

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

Options: Yes

Description of options

The framework agreement has the option to extend for up to a further 24 months. The total estimated value stated in Section II.1.5 includes the option period.

#### **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**

Modular Buildings Healthcare: Hire

Lot No

2A

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

- 44211000 - Prefabricated buildings
- 44211100 - Modular and portable buildings
- 44211110 - Cabins
- 44211200 - Cubicles
- 44211400 - Field kitchens
- 45223000 - Structures construction work
- 45223800 - Assembly and erection of prefabricated structures
- 45223810 - Prefabricated constructions
- 45223820 - Prefabricated units and components
- 45223821 - Prefabricated units
- 45223822 - Prefabricated components

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

NUTS codes

- UK - United Kingdom

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

Hire of modular buildings for Healthcare – from standard through to bespoke designs, delivered & installed. Including associated products & services for supply, commissioning and maintenance of the buildings.

### **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: £60,000,000

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

Start date

1 February 2022

End date

31 January 2024

This contract is subject to renewal

No

### **II.2.10) Information about variants**

Variants will be accepted: Yes

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

Options: Yes

Description of options

The framework agreement has the option to extend for up to a further 24 months. The total estimated value stated in Section II.1.5 includes the option period.

### **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**

## Modular Buildings Healthcare: Purchase

Lot No

2B

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

- 44211000 - Prefabricated buildings
- 44211100 - Modular and portable buildings
- 44211110 - Cabins
- 44211200 - Cubicles
- 45223800 - Assembly and erection of prefabricated structures
- 45223810 - Prefabricated constructions
- 45223820 - Prefabricated units and components
- 45223821 - Prefabricated units
- 45223822 - Prefabricated components
- 45262800 - Building extension work
- 70310000 - Building rental or sale services

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

NUTS codes

- UK - United Kingdom

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

Purchase of modular buildings for Healthcare – from standard through to bespoke designs, delivered & installed. Including associated products & services for supply, commissioning and maintenance of the buildings.

### **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: £60,000,000

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

Start date

1 February 2022

End date

31 January 2024

This contract is subject to renewal

No

### **II.2.10) Information about variants**

Variants will be accepted: Yes

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

Options: Yes

Description of options

The framework agreement has the option to extend for up to a further 24 months. The total estimated value stated in Section II.1.5 includes the option period.

### **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**

Modular Catering Buildings: Hire

Lot No

3A

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

- 44211000 - Prefabricated buildings
- 44211100 - Modular and portable buildings
- 44211110 - Cabins
- 44211200 - Cubicles
- 45223800 - Assembly and erection of prefabricated structures
- 45223810 - Prefabricated constructions
- 45223820 - Prefabricated units and components
- 45223821 - Prefabricated units
- 45223822 - Prefabricated components
- 45262800 - Building extension work
- 70310000 - Building rental or sale services

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

NUTS codes

- UK - United Kingdom

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

Hire of modular buildings for Catering – from standard through to bespoke designs, delivered & installed. Including associated products & services for supply, commissioning and maintenance of the buildings.

### **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: £30,000,000

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

Start date

1 February 2022

End date

31 January 2024

This contract is subject to renewal

No

### **II.2.10) Information about variants**

Variants will be accepted: Yes

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

Options: Yes

Description of options

The framework agreement has the option to extend for up to a further 24 months. The total estimated value stated in Section II.1.5 includes the option period.

### **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**

Modular Catering Buildings: Purchase

Lot No

3B

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

- 44211000 - Prefabricated buildings
- 44211100 - Modular and portable buildings
- 44211110 - Cabins
- 44211200 - Cubicles

- 45223800 - Assembly and erection of prefabricated structures
- 45223810 - Prefabricated constructions
- 45223820 - Prefabricated units and components
- 45223821 - Prefabricated units
- 45223822 - Prefabricated components
- 45262800 - Building extension work
- 70310000 - Building rental or sale services

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

NUTS codes

- UK - United Kingdom

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

Purchase of modular buildings for Catering - from standard through to bespoke designs, delivered & installed. Including associated products & services for supply, commissioning and maintenance of the buildings.

### **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: £30,000,000

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

Start date

1 February 2022

End date

31 January 2024

This contract is subject to renewal

No

### **II.2.10) Information about variants**

Variants will be accepted: Yes

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

Options: Yes

Description of options

The framework agreement has the option to extend for up to a further 24 months. The total estimated value stated in Section II.1.5 includes the option period.

### **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**

Modular Accommodation Buildings: Hire

Lot No

4A

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

- 44211000 - Prefabricated buildings
- 44211100 - Modular and portable buildings
- 44211110 - Cabins
- 44211200 - Cubicles
- 45223800 - Assembly and erection of prefabricated structures
- 45223810 - Prefabricated constructions
- 45223820 - Prefabricated units and components
- 45223821 - Prefabricated units
- 45223822 - Prefabricated components

- 45262800 - Building extension work
- 70310000 - Building rental or sale services

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

NUTS codes

- UK - United Kingdom

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

Hire of modular buildings for Accommodation – from standard through to bespoke designs, delivered & installed. Including associated products & services for supply, commissioning and maintenance of the buildings.

### **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: £30,000,000

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

Start date

1 February 2022

End date

31 January 2024

This contract is subject to renewal

No

### **II.2.10) Information about variants**

Variants will be accepted: Yes

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

Options: Yes

Description of options

The framework agreement has the option to extend for up to a further 24 months. The total estimated value stated in Section II.1.5 includes the option period.

### **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**

Modular Accommodation Buildings: Purchase

Lot No

4B

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

- 44211000 - Prefabricated buildings
- 44211100 - Modular and portable buildings
- 44211110 - Cabins
- 44211200 - Cubicles
- 45223800 - Assembly and erection of prefabricated structures
- 45223810 - Prefabricated constructions
- 45223820 - Prefabricated units and components
- 45223821 - Prefabricated units
- 45223822 - Prefabricated components
- 45262800 - Building extension work
- 70310000 - Building rental or sale services

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

NUTS codes

- UK - United Kingdom

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

Purchase of modular buildings for Accommodation – from standard through to bespoke designs, delivered & installed. Including associated products & services for supply, commissioning and maintenance of the buildings.

#### **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: £30,000,000

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

Start date

1 February 2022

End date

31 January 2024

This contract is subject to renewal

No

#### **II.2.10) Information about variants**

Variants will be accepted: Yes

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

Options: Yes

Description of options

The framework agreement has the option to extend for up to a further 24 months. The total estimated value stated in Section II.1.5 includes the option period.

#### **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**

Modular Miscellaneous Buildings: Hire

Lot No

5A

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

- 44211000 - Prefabricated buildings
- 44211100 - Modular and portable buildings
- 44211110 - Cabins
- 44211200 - Cubicles
- 45223800 - Assembly and erection of prefabricated structures
- 45223810 - Prefabricated constructions
- 45223820 - Prefabricated units and components
- 45223821 - Prefabricated units
- 45223822 - Prefabricated components
- 45262800 - Building extension work
- 70310000 - Building rental or sale services

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

NUTS codes

- UK - United Kingdom

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

Hire of Miscellaneous modular buildings – from standard through to bespoke designs, delivered & installed. Including associated products & services for supply, commissioning and maintenance of the buildings.

### **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: £30,000,000

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

Start date

1 February 2022

End date

31 January 2024

This contract is subject to renewal

No

### **II.2.10) Information about variants**

Variants will be accepted: Yes

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

Options: Yes

Description of options

The framework agreement has the option to extend for up to a further 24 months. The total estimated value stated in Section II.1.5 includes the option period.

### **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**

## Modular Miscellaneous Buildings: Purchase

Lot No

5B

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

- 44211000 - Prefabricated buildings
- 44211100 - Modular and portable buildings
- 44211110 - Cabins
- 44211200 - Cubicles
- 45223800 - Assembly and erection of prefabricated structures
- 45223810 - Prefabricated constructions
- 45223820 - Prefabricated units and components
- 45223821 - Prefabricated units
- 45223822 - Prefabricated components
- 45262800 - Building extension work
- 70310000 - Building rental or sale services

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

NUTS codes

- UK - United Kingdom

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

Purchase of Miscellaneous modular buildings – from standard through to bespoke designs, delivered & installed. Including associated products & services for supply, commissioning and maintenance of the buildings.

### **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: £30,000,000

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

Start date

1 February 2022

End date

31 January 2024

This contract is subject to renewal

No

**II.2.10) Information about variants**

Variants will be accepted: Yes

**II.2.11) Information about options**

Options: Yes

Description of options

The framework agreement has the option to extend for up to a further 24 months. The total estimated value stated in Section II.1.5 includes the option period.

**II.2.13) Information about European Union Funds**

The procurement is related to a project and/or programme financed by European Union funds: No

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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

### **III.2) Conditions related to the contract**

#### **III.2.2) Contract performance conditions**

The minimum financial requirement for the purposes of the current tender exercise is stated in the procurement documents.

This framework will operate on-going contract monitoring procedures following award, to ensure financial stability requirements are maintained.

Credit rating checks will be carried out on a regular basis, using the credit rating agency, Creditsafe Business Solutions Limited.

Any changes will be assessed (compared with a baseline credit rating score obtained at contract award stage) and significant changes or sustained degradation will be investigated.

MI (Management information) for the framework will be collected on a quarterly basis by the Contract Support Officer (CSO). The CSO will also maintain checks to ensure that any relevant insurances continued to be held. Social Value will be assessed and monitored by the framework manager, Suppliers will be expected to demonstrate social value initiatives throughout the lifetime of the framework.

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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

Framework agreement with several operators

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

### **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 000-022296](#)

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

Date

20 October 2021

Local time

12:00pm

### **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: 3 (from the date stated for receipt of tender)

### **IV.2.7) Conditions for opening of tenders**

Date

20 October 2021

Local time

12:00pm

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## **Section VI. Complementary information**

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

This is a recurrent procurement: No

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

As a Central Purchasing Body as defined in the Public Contracts Regulations 2015, the Framework Agreement is open for use by Public Bodies (defined at <https://www.espo.org/amfile/file/download/file/9608/>) that also fall into one of the following classifications of user throughout all administrative regions of the UK: Local Authorities; Educational Establishments (including Academies); Central Government Departments and Agencies; Police, Fire & Rescue and Coastguard Emergency Services; NHS and HSC Bodies, including Ambulance Services; Registered Charities; Registered Social Landlords; The Corporate Office of the House of Lords, The Corporate Officer of the House of Commons; or any public body established by or under the Scotland Act 1998 or any Act of the Scottish Parliament. Details of the classification of end user establishments and geographical areas are available at: <https://www.espo.org/legal>

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

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

The Royal Court Of Justice

The Strand

London

WC2A 2LL

Country

United Kingdom

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

Precise information on deadline(s) for review procedures

ESPO will incorporate a minimum 10 calendar day standstill period at the point information on the award of the contract is communicated to tenderers. Applicants who are unsuccessful shall be informed by ESPO as soon as possible after the decision has

been made as to the reasons why the applicant was unsuccessful. If an appeal regarding the award of the contract has not been successfully resolved, The Public Contracts Regulations 2015 (SI 2105 No. 102) provide for aggrieved parties who have been harmed or are at risk of harm by breach of the rules to take legal action. Any such action must be brought within the applicable limitation period. Where a contract has not been entered into, the Court may order the setting aside of the award decision or order for any document to be amended and may award damages, make a declaration of ineffectiveness, order for a fine to be paid, and/or order the duration of the contract be shortened. The purpose of the standstill period referred to above is to allow the parties to apply to the Courts to set aside the award decision before the contract is entered into.