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Tender

Framework Contract for Construction Works

THE ASSOCIATION OF NORTH EAST COUNCILS LIMITED

F02: Contract notice

Notice identifier: 2022/S 000-026428

Procurement identifier (OCID): ocds-h6vhtk-036a30

Published 21 September 2022, 4:11pm

The closing date and time has been changed to:

1 December 2022, 12:00pm

See the [change notice](#).

Section I: Contracting authority

I.1) Name and addresses

THE ASSOCIATION OF NORTH EAST COUNCILS LIMITED

Northern Design Centre, Abbots Hill

Gateshead

NE8 3DF

Contact

Laura Kyle

Email

construction@nepo.org

Telephone

+44 1916380040

Country

United Kingdom

Region code

UKC - North East (England)

Justification for not providing organisation identifier

Not on any register

Internet address(es)

Main address

www.nepo.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

www.nepo.org

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

www.nepo.org

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

Framework Contract for Construction Works

Reference number

NEPO207

II.1.2) Main CPV code

- 45000000 - Construction work
 - IA01 - Design and construction
 - IA02 - Design and lay
 - IA03 - Extension
 - IA04 - Exterior
 - IA05 - Finishing work
 - IA07 - Fitting for
 - IA10 - Modernisation
 - IA11 - Modification
 - IA13 - Reconstruction
 - IA14 - Renovation and extension
 - IA15 - Replacement
 - IA16 - Multi-storey
 - IA17 - Onshore
 - IA18 - Resurfacing
 - IA19 - Conversion

- IA24 - Reconditioning
- IA25 - Refurbishment
- IA27 - Renewal
- IA36 - For buildings

II.1.3) Type of contract

Works

II.1.4) Short description

NEPO seeks to establish a Framework Contract for Construction Works.

It is anticipated that up to a maximum of 6 Primary Contractors and up to 4 Contingency Contractors will be awarded on to each lot (Lot 10 will be awarded to a maximum of 4 Primary Contractors only) of the resultant Framework Contract. Lots will be categorised in accordance with the project value and the geographical location of the project.

Contractors will be required to tender in accordance with the criteria as stipulated for each individual lots. Contractors will be awarded positions in accordance with the evaluation criteria by applying their tendered ranked combined scores for quality and price application (MEAT).

This Framework Contract offers Contracting Authorities access to Contractors providing a diverse range of Constructions Works, individual projects, or programmes of work including but not limited to:

New Build and/or extensions and/or improvements and/or renovations/refurbishment of:

- Schools
- Libraries and Leisure Facilities
- Civic Buildings
- Historic Buildings
- Universities and Further/Higher Education establishments
- Health care buildings
- Housing

- Commercial buildings

Due to the diverse complexities attributed within the remit of Construction Works it is anticipated there may be a requirement for work to include additional construction disciplinary expertise including civil engineering, infrastructure and demolition works.

This list is not exhaustive and is intended to provide a general overview of the types of works that may be awarded. All works awarded will be at the discretion of the Contracting Authority and in accordance with their internal procedures.

II.1.5) Estimated total value

Value excluding VAT: £800,000,000

II.1.6) Information about lots

This contract is divided into lots: Yes

Tenders may be submitted for maximum number of lots

8

The contracting authority reserves the right to award contracts combining the following lots or groups of lots:

To encourage a greater diversity of Tenders for the lower value Lots, any Tenderers wishing to bid for Lots 8, 9 and 10 are not permitted to bid for Lots 1 and 2. Subsidiary companies under the same parent company cannot submit bids for Lots 1 and 2 to bypass the restrictions. In the event a Tenderer attempts to bypass these restrictions, their bid will not be considered and will be deemed non-compliant.

II.2) Description

II.2.1) Title

Northumberland, Tyne and Wear and Durham - Up to £1,000,000

Lot No

1

II.2.2) Additional CPV code(s)

- 45000000 - Construction work

II.2.3) Place of performance

NUTS codes

- UKC - North East (England)

II.2.4) Description of the procurement

Lot 1 of the Framework Contract will be awarded to a maximum of 6 Primary Contractors and 4 Contingency Contractors. Details regarding Primary and Contingency Contractors can be found in the tender documentation.

Lot 1 will cover projects with an initial budgeted value of £1,000,000 within the boundaries of Northumberland County, Tyne and Wear and County Durham.

II.2.5) Award criteria

Price is not the only award criterion and all criteria are stated only in the procurement documents

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

Duration in months

72

This contract is subject to renewal

Yes

Description of renewals

This Framework Contract will be direct replacement for the current NEPO207 Building and Construction Works Solution. It is anticipated that upon expiry, the solution will be re-procured.

II.2.10) Information about variants

Variants will be accepted: No

II.2.11) Information about options

Options: No

II.2) Description

II.2.1) Title

Tees Valley - Up to £1,000,000

Lot No

2

II.2.2) Additional CPV code(s)

- 45000000 - Construction work

II.2.3) Place of performance

NUTS codes

- UKC1 - Tees Valley and Durham

II.2.4) Description of the procurement

Lot 2 of the Framework Contract will be awarded to a maximum of 6 Primary Contractors and 4 Contingency Contractors. Details regarding Primary and Contingency Contractors can be found in the tender documentation.

Lot 2 will cover projects with an initial budgeted value of £1,000,000 within the boundaries of the Tees Valley.

II.2.5) Award criteria

Price is not the only award criterion and all criteria are stated only in the procurement documents

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

Duration in months

72

This contract is subject to renewal

Yes

Description of renewals

This Framework Contract will be direct replacement for the current NEPO207 Building and Construction Works Solution. It is anticipated that upon expiry, the solution will be re-procured.

II.2.10) Information about variants

Variants will be accepted: No

II.2.11) Information about options

Options: No

II.2) Description

II.2.1) Title

Northumberland, Tyne and Wear, and Durham - £1,000,000 - £3,000,000

Lot No

3

II.2.2) Additional CPV code(s)

- 45000000 - Construction work

II.2.3) Place of performance

NUTS codes

- UKC - North East (England)

II.2.4) Description of the procurement

Lot 3 of the Framework Contract will be awarded to a maximum of 6 Primary Contractors and 4 Contingency Contractors. Details regarding Primary and Contingency Contractors can be found in the tender documentation.

Lot 3 will cover projects with an initial budgeted value of between £1,000,000 and £3,000,000 within the boundaries of Northumberland County, Tyne and Wear and County Durham.

II.2.5) Award criteria

Price is not the only award criterion and all criteria are stated only in the procurement documents

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

Duration in months

72

This contract is subject to renewal

Yes

Description of renewals

This Framework Contract will be direct replacement for the current NEPO207 Building and Construction Works Solution. It is anticipated that upon expiry, the solution will be re-procured.

II.2.10) Information about variants

Variants will be accepted: No

II.2.11) Information about options

Options: No

II.2) Description

II.2.1) Title

Tees Valley - £1,000,000 - £3,000,000

Lot No

4

II.2.2) Additional CPV code(s)

- 45000000 - Construction work

II.2.3) Place of performance

NUTS codes

- UKC1 - Tees Valley and Durham

II.2.4) Description of the procurement

Lot 4 of the Framework Contract will be awarded to a maximum of 6 Primary Contractors and 4 Contingency Contractors. Details regarding Primary and Contingency Contractors can be found in the tender documentation.

Lot 4 will cover projects with an initial budgeted value of between £1,000,000 and £3,000,000 within the boundaries of the Tees Valley.

II.2.5) Award criteria

Price is not the only award criterion and all criteria are stated only in the procurement documents

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

Duration in months

72

This contract is subject to renewal

Yes

Description of renewals

This Framework Contract will be direct replacement for the current NEPO207 Building and Construction Works Solution. It is anticipated that upon expiry, the solution will be re-procured.

II.2.10) Information about variants

Variants will be accepted: No

II.2.11) Information about options

Options: No

II.2) Description

II.2.1) Title

North East - £3,000,000 - £5,000,000

Lot No

5

II.2.2) Additional CPV code(s)

- 45000000 - Construction work

II.2.3) Place of performance

NUTS codes

- UKC - North East (England)

II.2.4) Description of the procurement

Lot 5 of the Framework Contract will be awarded to a maximum of 6 Primary Contractors and 4 Contingency Contractors. Details regarding Primary and Contingency Contractors can be found in the tender documentation.

Lot 5 will cover projects with an initial budgeted value of between £3,000,000 and £5,000,000 within the North East of England.

II.2.5) Award criteria

Price is not the only award criterion and all criteria are stated only in the procurement documents

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

Duration in months

72

This contract is subject to renewal

Yes

Description of renewals

This Framework Contract will be direct replacement for the current NEPO207 Building and Construction Works Solution. It is anticipated that upon expiry, the solution will be re-procured.

II.2.10) Information about variants

Variants will be accepted: No

II.2.11) Information about options

Options: No

II.2) Description

II.2.1) Title

North East - £5,000,000 - £15,000,000

Lot No

6

II.2.2) Additional CPV code(s)

- 45000000 - Construction work

II.2.3) Place of performance

NUTS codes

- UKC - North East (England)

II.2.4) Description of the procurement

Lot 6 of the Framework Contract will be awarded to a maximum of 4 Primary Contractors and 4 Contingency Contractors. Details regarding Primary and Contingency Contractors can be found in the tender documentation.

Lot 6 will cover projects with an initial budgeted value of between £5,000,000 and £15,000,000 within the North East of England.

II.2.5) Award criteria

Price is not the only award criterion and all criteria are stated only in the procurement documents

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

Duration in months

72

This contract is subject to renewal

Yes

Description of renewals

This Framework Contract will be direct replacement for the current NEPO207 Building and Construction Works Solution. It is anticipated that upon expiry, the solution will be re-

procured.

II.2.10) Information about variants

Variants will be accepted: No

II.2.11) Information about options

Options: No

II.2) Description

II.2.1) Title

National - £5,000,000 - £15,000,000

Lot No

7

II.2.2) Additional CPV code(s)

- 45000000 - Construction work

II.2.3) Place of performance

NUTS codes

- UK - United Kingdom

II.2.4) Description of the procurement

Lot 7 of the Framework Contract will be awarded to a maximum of 6 Primary Contractors and 4 Contingency Contractors. Details regarding Primary and Contingency Contractors can be found in the tender documentation.

Lot 7 will cover projects with an initial budgeted value of between £5,000,000 and £15,000,000 nationwide.

II.2.5) Award criteria

Price is not the only award criterion and all criteria are stated only in the procurement documents

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

Duration in months

72

This contract is subject to renewal

Yes

Description of renewals

This Framework Contract will be direct replacement for the current NEPO207 Building and Construction Works Solution. It is anticipated that upon expiry, the solution will be re-procured.

II.2.10) Information about variants

Variants will be accepted: No

II.2.11) Information about options

Options: No

II.2) Description

II.2.1) Title

North East - £15,000,000+

Lot No

8

II.2.2) Additional CPV code(s)

- 45000000 - Construction work

II.2.3) Place of performance

NUTS codes

- UKC - North East (England)

II.2.4) Description of the procurement

Lot 8 of the Framework Contract will be awarded to a maximum of 6 Primary Contractors and 4 Contingency Contractors. Details regarding Primary and Contingency Contractors

can be found in the tender documentation.

Lot 8 will cover projects with an initial budgeted value of over £15,000,000 within the North East of England.

II.2.5) Award criteria

Price is not the only award criterion and all criteria are stated only in the procurement documents

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

Duration in months

72

This contract is subject to renewal

Yes

Description of renewals

This Framework Contract will be direct replacement for the current NEPO207 Building and Construction Works Solution. It is anticipated that upon expiry, the solution will be re-procured.

II.2.10) Information about variants

Variants will be accepted: No

II.2.11) Information about options

Options: No

II.2) Description

II.2.1) Title

National - £15,000,000+

Lot No

9

II.2.2) Additional CPV code(s)

- 45000000 - Construction work

II.2.3) Place of performance

NUTS codes

- UK - United Kingdom

II.2.4) Description of the procurement

Lot 9 of the Framework Contract will be awarded to a maximum of 6 Primary Contractors and 4 Contingency Contractors. Details regarding Primary and Contingency Contractors can be found in the tender documentation.

Lot 9 will cover projects with an initial budgeted value of over £15,000,000 nationwide.

II.2.5) Award criteria

Price is not the only award criterion and all criteria are stated only in the procurement documents

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

Duration in months

72

This contract is subject to renewal

Yes

Description of renewals

This Framework Contract will be direct replacement for the current NEPO207 Building and Construction Works Solution. It is anticipated that upon expiry, the solution will be re-procured.

II.2.10) Information about variants

Variants will be accepted: No

II.2.11) Information about options

Options: No

II.2) Description

II.2.1) Title

Development Work Programmes (National) - Up to £50,000,000

Lot No

10

II.2.2) Additional CPV code(s)

- 45000000 - Construction work

II.2.3) Place of performance

NUTS codes

- UK - United Kingdom

II.2.4) Description of the procurement

Lot 10 of the Framework Contract will be awarded to a maximum of 4 Primary Contractors. Details regarding Primary and Contingency Contractors can be found in the tender documentation.

Lot 10 will cover development projects with an initial budgeted value of up to £50,000,000 nationwide.

II.2.5) Award criteria

Price is not the only award criterion and all criteria are stated only in the procurement documents

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

Duration in months

72

This contract is subject to renewal

Yes

Description of renewals

This Framework Contract will be direct replacement for the current NEPO207 Building and Construction Works Solution. It is anticipated that upon expiry, the solution will be re-

procured.

II.2.10) Information about variants

Variants will be accepted: No

II.2.11) Information about options

Options: 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

Framework agreement with several operators

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

Originally published as:

Date

26 October 2022

Local time

12:00pm

Changed to:

Date

1 December 2022

Local time

12:00pm

See the [change notice](#).

IV.2.3) Estimated date of dispatch of invitations to tender or to participate to selected candidates

28 November 2022

IV.2.4) Languages in which tenders or requests to participate may be submitted

English

Section VI. Complementary information

VI.1) Information about recurrence

This is a recurrent procurement: Yes

Estimated timing for further notices to be published: 12 months prior to the published expiry date.

VI.3) Additional information

NEPO is a Central Purchasing Body as defined in the Public Contract Regulations 2015 (PCR15). The agreement will be available for use by all NEPO Members. A list of member organisations is available in the About section of the NEPO website at: www.nepo.org

This agreement will also be made available to all current and future NEPO Associate Members. Current Associate Members are listed in the Associate Member section of the NEPO website at: www.nepo.org/associate-membership/list

NEPO intends to make the resulting agreement available for use by all Contracting Authorities throughout all administrative regions of the UK (as defined by the Public Contracts Regulations 2015) including but not limited to Government Departments and their Agencies, Non-Departmental Public Bodies, Central Government, NHS Bodies, Local Authorities, Emergency Services, Coastguard Emergency Services, Educational

Establishments, Registered Social Landlords and Registered Charities who have a need to purchase the above services.

Please see the following websites for further details:

<http://www.direct.gov.uk/en/DI1/Directories/Localcouncils/index.htm>

<https://www.gov.uk/government/organisations/department-for-education>

<https://www.gov.uk/check-a-university-is-officially-recognised/recognised-bodies>

<http://www.schoolswbedirectory.co.uk/localauthorities.php>

<http://www.ukschoolsdirectory.net>

<https://www.gov.uk/find-school-in-england>

<https://education.gov.scot/ParentZone>

<http://hwb.wales.gov.uk/>

<https://www.education-ni.gov.uk/>

<https://www.gov.uk/government/publications/open-academies-and-academy-projects-in-development>

<http://unistats.direct.gov.uk/institutions/>

<http://www.hefce.ac.uk/workprovide/unicoll/heis/>

<http://www.hefce.ac.uk/workprovide/unicoll/fecs/>

<http://www.nhs.uk/ServiceDirectories/Pages/AcuteTrustListing.aspx>

<http://www.wales.nhs.uk/nhswalesaboutus/structure>

<http://www.scottishambulance.com/TheService/organised.aspx>

<http://www.hscni.net/index.php?link=trusts>

<http://www.scottishambulance.com/AboutUs/HowWeOrganised.aspx>

<http://www.direct.gov.uk/en/DI1/Directories/A-ZOfCentralGovernment/index.htm>

<https://www.gov.uk/government/organisations>

<http://www.northernireland.gov.uk/gov.htm>

<http://www.nidirect.gov.uk/local-councils-in-northern-ireland>

<http://www.scotland.gov.uk/Publications/2012/02/2421/1>

<https://www.communities-ni.gov.uk/contact>

<https://www.finance-ni.gov.uk/articles/list-public-bodies-which-ni-public-procurement-policy-applies>

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

<https://www.police.uk/forces/>

<http://www.police-information.co.uk/index.html>

<http://www.psnipolice.uk/index.htm>

<http://www.scotland.police.uk/>

<https://www.gov.uk/government/organisations/maritime-and-coastguard-agency>

<http://www.fireservice.co.uk/information/ukfrs>

<http://www.gov.scot/Topics/archive/law-order/Police/PoliceServiceofScotland>

<http://www.fire.org.uk/fire-brigades.html>

<http://www.nifrs.org/areas-districts/>

<http://www.firescotland.gov.uk/your-area.aspx>

<https://www.gov.uk/government/publications/current-registered-providers-of-social-housing>

<http://directory.scottishhousingregulator.gov.uk/pages/default.aspx>

<https://gov.wales/topics/housing-and-regeneration/publications/registered-social-landlords-in-wales/?lang=en>

<https://www.nidirect.gov.uk/contacts/housing-associations>

http://www.charity-commission.gov.uk/About_us/Regulation/Registering_charities_index.aspx

<http://www.oscr.org.uk/>

<https://idea.org.uk/>
<http://apps.charitycommission.gov.uk/Showcharity/RegisterOfCharities/registerhomepage.aspx>

http://www.sell2wales.gov.uk/Search/search_Auth.aspx

<http://www.communities.gov.uk/newsroom/factsandfigures/housingplanning1/facts/socialhousing/?id=1822644>

A complete list of permissible users is shown on the NEPO website below:

<https://www.nepo.org/associate-membership/permissible-users>

Organisations wishing to access the NEPO agreement will be required to register as a NEPO Associate Member in the first instance.

Further information can be found at: www.nepo.org

VI.4) Procedures for review

VI.4.1) Review body

NEPO

Northern Design Centre, Abbots Hill,

Gateshead

NE8 3DF

Country

United Kingdom