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Tender

Building Safety Improvement Works - Contractor Framework - External Wall System Remediation

The Guinness Partnership Ltd

F02: Contract notice

Notice identifier: 2022/S 000-029251

Procurement identifier (OCID): ocds-h6vhtk-029cb5

Published 17 October 2022, 8:53pm

The closing date and time has been changed to:

2 December 2022, 12:00pm

See the [change notice](#).

Section I: Contracting authority

I.1) Name and addresses

The Guinness Partnership Ltd

30 Brock Street, Regents Place

London

NW1 3FG

Contact

Mathilde Favre

Email

procurement@guinness.org.uk

Country

United Kingdom

Region code

UK - United Kingdom

Internet address(es)

Main address

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

Buyer's address

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

I.3) Communication

The procurement documents are available for unrestricted and full direct access, free of charge, at

<https://procontract.due-north.com/>

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

<https://procontract.due-north.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

Building Safety Improvement Works - Contractor Framework - External Wall System Remediation

Reference number

DN638049

II.1.2) Main CPV code

- 45000000 - Construction work

II.1.3) Type of contract

Works

II.1.4) Short description

The Guinness Partnership Ltd. (Guinness) is conducting a procurement process to appoint a framework of contractors to deliver building safety improvements to our properties, specifically those relating to external wall systems (EWS) - inc. cladding, facades, balconies, etc. and related elements (such as 'opening-up' / exploratory works) of our properties.

II.1.5) Estimated total value

Value excluding VAT: £160,000,000

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

EWS Framework - North

Lot No

1

II.2.2) Additional CPV code(s)

- 45262000 - Special trade construction works other than roof works

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

The Guinness Partnership Ltd. (Guinness) is conducting a procurement process to appoint a framework of contractors to deliver building safety improvements to our properties, specifically those relating to external wall systems (EWS) - inc. cladding, facades, balconies, etc. and related elements (such as 'opening-up' / exploratory works) of our properties.

Guinness has a large portfolio of properties, c.65,000 properties nationally, including 40 HRRB's and over 380 Medium rise and complex buildings. We have an ongoing programme of improvement and remediation works which will run over the course of the framework. We also intend to make the framework accessible to other HA's and RP's who may have similar requirements.

The framework will run for 4 years, and contracts may be awarded for work at any time during this period (call-off contracts awarded under the framework may run past the end of its term).

The framework will be separated into 2 lots, one North and one South (which includes both the South-East & South-West), and we intend to appoint three contractors to each lot. It is possible for contractors to win a place on both lots. Guinness' properties are located across,

but exclusively in, England. There are no requirements in Scotland, Wales or Northern Ireland. All contractors seeking to join the framework will be required to operate as principal contractor.

A fully defined programme of requirements for individual schemes is not available for publication at this stage. Contractors will be required to provide a generalised schedule of mark-ups which will form the basis of award and pricing for direct award contracts, and ceiling prices for mini-competitions.

Please note: - a Prior Information Notice (PIN) was issued in March 2021 via the Find a Tender Service for the future contract opportunity. This procurement relates specifically to the EWS element; Guinness separately advertised a framework opportunity for internal works in mid-2021, which we are in the process of concluding.

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: £80,000,000

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

Duration in months

48

This contract is subject to renewal

No

II.2.10) Information about variants

Variants will be accepted: No

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

EWS Framework - South

Lot No

2

II.2.2) Additional CPV code(s)

- 45262000 - Special trade construction works other than roof works

II.2.3) Place of performance

NUTS codes

- UKF - East Midlands (England)
- UKG - West Midlands (England)
- UKH - East of England
- UKI - London
- UKJ - South East (England)
- UKK - South West (England)

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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

Envisaged maximum number of participants to the framework agreement: 6

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

N/A

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 000-005444](#)

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

Originally published as:

Date

25 November 2022

Local time

12:00pm

Changed to:

Date

2 December 2022

Local time

12:00pm

See the [change notice](#).

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: No

VI.3) Additional information

This framework is being procured by the Guinness Partnership Ltd., a registered Charitable Community Benefit Society registered number 031693R, whose registered office is at 30 Brock Street, Regent's Place, London, NW1 3FG (“Guinness”).

This framework is being procured by Guinness for and on behalf of the following entities (“Other Users”) who will all be entitled to conclude contracts based on this framework agreement:

- Any and all subsidiaries and entities within Guinness’ group of societies and companies (“the Guinness Group”), including but not limited to:
 - o The Guinness Partnership Ltd. (Company No: IP031693R)
 - o City Response Ltd., Trading As Guinness Property (Company No: 04471280)
 - o Guinness Care and Support Ltd. (Company No: IP30337R)
 - o Guinness Developments Limited (Company No: 04175094)
 - o The Guinness Housing Association Limited (Company No: IP17017R)
 - o Guinness Homes Limited (Company No: 05710006)
 - o Guinness Platform Limited (Company No: 06411652)
 - o Hallco 1397 Limited, Registration (Company No: 05998281); and
 - o Any existing and future entities which are contracting authorities within the Group;
- Social housing providers in the UK (both those that are in existence now and those that may be in existence in the future) – ‘Social Housing Provider’ for this purpose means any provider of social housing and includes, without limitation, registered providers which are listed on the regulator of social housing website and ALMOs and local authorities with retained social housing; and

- Any Public Authority (as defined in the Freedom of Information Act 2000 for Public Authorities in England, or any Local Authority (as defined in the Local Government Act 1972 for Public Authorities in England); and
- Any Public Authority which is included in the UK public sector classification guide at <https://www.ons.gov.uk/economy/nationalaccounts/uksectoraccounts/datasets/publicsectorclassificationguide>; and
- Any wholly owned subsidiaries of any of the above organisations which are contracting authorities.

Other Users (save for those within The Guinness Group) must enter into a Joining Agreement with Guinness before they conclude contracts under the framework agreement.

Potential tenderers should note that Guinness does not guarantee any specific volume of work under this framework arrangement either from itself or Other Users.

Guinness reserves the right to abandon this procurement at any time. Guinness shall not, under any circumstances, be responsible for bidders tendering costs or any other costs or losses arising from such abandonment.

For further information regarding this tender please review the competition documents attached to the competition, or contact Guinness' Procurement Team via their tender portal. Free and unfettered access is available at <https://procontract.due-north.com/>.

VI.4) Procedures for review

VI.4.1) Review body

The Guinness Partnership Ltd.

30 Brock Street

London

NW1 3FG

Country

United Kingdom