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Contract

## **Intermediate Construction Framework 3 (ICF 3)**

HAMPSHIRE COUNTY COUNCIL

F03: Contract award notice

Notice identifier: 2023/S 000-029985

Procurement identifier (OCID): ocds-h6vhtk-037f91

Published 11 October 2023, 2:19pm

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

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

HAMPSHIRE COUNTY COUNCIL

The Castle

WINCHESTER

SO238UJ

#### **Email**

[angela.timlin@hants.gov.uk](mailto:angela.timlin@hants.gov.uk)

#### **Country**

United Kingdom

#### **Region code**

UKJ36 - Central Hampshire

#### **Justification for not providing organisation identifier**

Not on any register

**Internet address(es)**

Main address

<https://hants.gov.uk>

Buyer's address

<https://in-tendhost.co.uk/hampshire>

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

Regional or local authority

**I.5) Main activity**

General public services

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## **Section II: Object**

### **II.1) Scope of the procurement**

#### **II.1.1) Title**

Intermediate Construction Framework 3 (ICF 3)

Reference number

CC18633

#### **II.1.2) Main CPV code**

- 45000000 - Construction work

#### **II.1.3) Type of contract**

Works

#### **II.1.4) Short description**

The new ICF Framework will have two lots:

Lot 1 - The type of project or programmes is expected to consist mostly of extensions, refurbishments, and alterations to existing schools; however, any type of building work to any property including housing, and associated construction services such as hard or soft landscaping is included. Work to Fire, Police and NHS properties may be needed, with a value range between £800k and £6.5m.

Lot 2 - Residential Led Construction Works, the aim for the lot is to help improve the delivery of smaller scale housing led schemes in Hampshire and neighbouring counties. Extensions, refurbishments, and alterations to other types of buildings is also covered, with an upper threshold proposed of 25 / 30 units or £6.5m.

#### **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: £200,000,000

### **II.2) Description**

### **II.2.1) Title**

Construction Works approx. £0.8M to £6.5M

Lot No

1

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

- 45100000 - Site preparation work
- 45210000 - Building construction work
- 45262690 - Refurbishment of run-down buildings
- 45262700 - Building alteration work
- 45262800 - Building extension work
- 45300000 - Building installation work
- 45400000 - Building completion work
- 71200000 - Architectural and related services
- 71300000 - Engineering services
- 71400000 - Urban planning and landscape architectural services
- 71500000 - Construction-related services

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

NUTS codes

- UKJ11 - Berkshire
- UKJ25 - West Surrey
- UKJ26 - East Surrey
- UKJ27 - West Sussex (South West)
- UKJ28 - West Sussex (North East)
- UKJ3 - Hampshire and Isle of Wight
- UKK1 - Gloucestershire, Wiltshire and Bristol/Bath area

- UKK2 - Dorset and Somerset
- UKL - Wales

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

The framework is being set up with the aim of delivering the following objectives: -

- legally compliant process
- better management of risks through best practice project governance
- improved predictability of time, cost and quality
- reduced claims and conflict
- streamlined processes
- early supplier involvement reducing abortive design work
- co-ordinated engagement of the whole supply chain
- collection of benchmarking data
- reduced tendering cost for contractors

The majority of the works from this framework will utilise the Two Stage Open Book approach to construction procurement where the contractor is engaged early in the construction process, although this new ICF will also offer Single Stage Lump Sum as an option.

The present ICF has successfully provided a regional procurement route for HCC and neighbouring authorities to deliver individual projects and programmes of work within this mid-value range. The residential lot is a new option aimed at providing greater capacity for authorities within the geography to procure smaller residential projects.

The philosophy of this construction framework is aimed at improving the predictability of project out-turn cost, programme and quality by the early collaborative involvement of the contractor in the project design and project management.

The aim is the development of long-term collaborative relationships between clients, professionals and contractors around shared objectives and common values.

Lot 1 - The type of project or programmes is expected to consist mostly of extensions,

refurbishments, and alterations to existing schools; however, any type of building work to any property including housing, and associated construction services such as hard or soft landscaping is included. Work to Fire, Police and NHS properties may be needed.

The type of commissions will be one of two types:-

"Construct only" in which the contracting authority independently employs their own professional consultants, or in-house designers, and the contractor is first engaged by the client as a member of the project team to contribute to the cost build up, buildability, programming, risk management and value engineering, possibly including some contractor designed portions or site survey work.

"Develop and Construct" in which the contractor will provide professional design services, including Contractor Designed Portions, either as a part of their supply chain or using their established consortia for design and build contract arrangements. On occasions, clients may

wish to novate some or all of their existing consultants to the contractor. It is not, however, intended that the framework be intentionally used solely to provide professional services, with the construction phase works then let by other means.

#### **II.2.5) Award criteria**

Quality criterion - Name: Quality / Weighting: 14%

Quality criterion - Name: Buildability / Weighting: 12%

Quality criterion - Name: Package Procurement / Localism / Weighting: 14%

Quality criterion - Name: Programming / Cost Management / Weighting: 16%

Quality criterion - Name: Health and Safety / Weighting: 14%

Cost criterion - Name: Fees / Weighting: 20%

Cost criterion - Name: Commercial Question / Weighting: 10%

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

Options: No

### **II.2) Description**

#### **II.2.1) Title**

Residential New Builds approx. 25-35 units or up to £6.5M

Lot No

2

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

- 45100000 - Site preparation work
- 45210000 - Building construction work
- 45262690 - Refurbishment of run-down buildings
- 45262700 - Building alteration work
- 45262800 - Building extension work
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Quality criterion - Name: Health and Safety / Weighting: 14%

Cost criterion - Name: Fees / Weighting: 20%

Cost criterion - Name: Commercial Question / Weighting: 10%

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

Options: No

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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

#### **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: [2023/S 000-009384](#)

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## **Section V. Award of contract**

### **Lot No**

1

### **Title**

Construction Works approx. £0.8M to £6.5M

A contract/lot is awarded: Yes

### **V.2) Award of contract**

#### **V.2.1) Date of conclusion of the contract**

3 October 2023

#### **V.2.2) Information about tenders**

Number of tenders received: 22

Number of tenders received from SMEs: 0

Number of tenders received by electronic means: 22

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

#### **V.2.3) Name and address of the contractor**

Morgan Sindall Construction & Infrastructure Limited

London

W1W 8AJ

Country

United Kingdom

NUTS code

- UKI - London

Companies House

04273754

The contractor is an SME

No

**V.2.3) Name and address of the contractor**

Mountjoy Limited

Portsmouth

PO2 8AA

Country

United Kingdom

NUTS code

- UKJ31 - Portsmouth

Companies House

06009150

The contractor is an SME

No

**V.2.3) Name and address of the contractor**

Neilcott Construction Limited

Orpington, Kent

BR5 3ST

Country

United Kingdom

NUTS code

- UKJ4 - Kent

Companies House

01151561

The contractor is an SME

No

**V.2.3) Name and address of the contractor**

Tilbury Douglas Construction Limited

London

EC3M 1HD

Country

United Kingdom

NUTS code

- UKI - London

Companies House

00303359

The contractor is an SME

No

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

Total value of the contract/lot: £100,000,000

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## **Section V. Award of contract**

### **Lot No**

2

### **Title**

Residential New Build approx. 25-35 units or up to £6.5M

A contract/lot is awarded: Yes

### **V.2) Award of contract**

#### **V.2.1) Date of conclusion of the contract**

3 October 2023

#### **V.2.2) Information about tenders**

Number of tenders received: 8

Number of tenders received from SMEs: 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**

Ascia Construction Limited

Portchester, Fareham

PO16 9XS

Country

United Kingdom

NUTS code

- UKJ3 - Hampshire and Isle of Wight

Companies House

09965592

The contractor is an SME

No

**V.2.3) Name and address of the contractor**

Doswell Projects Limited

Chandlers Ford, Eastleigh

SO53 4RA

Country

United Kingdom

NUTS code

- UKJ3 - Hampshire and Isle of Wight

Companies House

05588534

The contractor is an SME

No

**V.2.3) Name and address of the contractor**

Etec Contract Services Limited

Brentwood, Essex

CM13 3BE

Country

United Kingdom

NUTS code

- UKH3 - Essex

Companies House

05392794

The contractor is an SME

No

**V.2.3) Name and address of the contractor**

Feltham Construction Limited

Newbury, Berkshire

RG14 1LA

Country

United Kingdom

NUTS code

- UKJ11 - Berkshire

Companies House

01987699

The contractor is an SME

No

**V.2.3) Name and address of the contractor**

Francis Construction Limited

Thatcham, Berkshire

RG19 4PD

Country

United Kingdom

NUTS code



- UKJ11 - Berkshire

Companies House

00384619

The contractor is an SME

No

### **V.2.3) Name and address of the contractor**

Portsmere Construction Limited

London

W1D 5EU

Country

United Kingdom

NUTS code

- UKI - London

Companies House

10524315

The contractor is an SME

No

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

Total value of the contract/lot: £100,000,000

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## **Section VI. Complementary information**

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

The Framework Agreement Core Parties (Hampshire County Council, Hampshire and Isle of Wight Fire and Rescue Services, the Police and Crime Commissioner for Hampshire

and Isle of Wight, Reading Borough Council and Local Education Schools) and the Other Contracting Parties (Academy Schools, Faith Schools, County Councils, District and Borough Councils,

Unitary Councils, Parish and Town Councils, NHS within Hampshire and the Isle of Wight, Dorset, Wiltshire, Berkshire, Surrey, and West Sussex), may enter into underlying Contracts

with the supplier(s) during the term of the Framework Agreement by following the Call-off Procedure as detailed in the Framework Guidelines and Working Practices.

Other Contracting Authorities:

The following authorities will be able to use the framework with HCC prior agreement, as Participating Bodies should they so desire.

- Basingstoke & Deane Borough Council
- East Hampshire District Council
- Eastleigh Borough Council
- Fareham Borough Council
- Gosport Borough Council
- Hart District Council
- Havant Borough Council
- New Forest District Council
- Portsmouth City Council
- Rushmoor Borough Council
- Southampton City Council
- Test Valley Borough Council
- Winchester City Council
- HCC Activity Centre in the Brecon Beacons in Wales

- Isle of Wight Council

And in the following neighbouring Counties: Berkshire, Wiltshire, Surrey, West Sussex, Dorset.

- County Councils, Unitary Authorities, District, Borough, Town and Parish Councils, Fire and Police Authorities and successor authorities across all named counties/authorities
- Universities, Colleges, Academies, Schools, 'Free' and maintained schools across all named counties/authorities
- Faith establishments including the Roman Catholic and Anglican Dioceses associated with the named Counties/Authorities including Guildford Anglican, Salisbury Anglican, Winchester Anglican and Portsmouth Anglican and Portsmouth Roman Catholic diocesan authorities
- National Park Authorities across all named counties/authorities.
- NHS across all named counties/authorities.
- Social Enterprises within Culture and Leisure across all named counties/authorities.
- Registered Providers of Social Housing across all named counties/authorities
- Central Government Departments and Agencies

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

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

High Court of England and Wales

London

Country

United Kingdom