

This is a published notice on the Find a Tender service: <https://www.find-tender.service.gov.uk/Notice/035087-2022>

Contract

PRIMARY CONTRACTOR FRAMEWORK 2021 - PORTSMOUTH & SUB REGION

Portsmouth City Council

F03: Contract award notice

Notice identifier: 2022/S 000-035087

Procurement identifier (OCID): ocds-h6vhtk-02a67a

Published 12 December 2022, 2:51pm

Section I: Contracting authority

I.1) Name and addresses

Portsmouth City Council

Civic Offices, Guildhall Square

PORTSMOUTH

PO12AL

Contact

Procurement Service

Email

procurement@portsmouthcc.gov.uk

Telephone

+44 2392688235

Country

United Kingdom

Region code

UKJ31 - Portsmouth

Justification for not providing organisation identifier

Not on any register

Internet address(es)

Main address

<https://in-tendhost.co.uk/portsmouthcc.aspx/Home>

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

PRIMARY CONTRACTOR FRAMEWORK 2021 - PORTSMOUTH & SUB REGION

II.1.2) Main CPV code

- 45210000 - Building construction work

II.1.3) Type of contract

Works

II.1.4) Short description

Portsmouth City Council - the "Council" - has established a new Primary Contractor Framework. Contractors are able to undertake a range of multi-disciplinary project work on a Principal Contractor basis.

The Framework will serve as the primary route to procure building maintenance and to a lesser degree construction projects for Building Services within the Council, with works generally being undertaken to the Councils portfolio of nearly 15,000 social housing properties and 900 corporate assets.

The award of the framework agreement is 26th July 2021 and will be available to use for 4 years until 25th July 2025.

The framework agreement was established via evaluation of tenders submitted for Phase 1 works on Dunsmore Close flats 26-44, which comprises of a repair and improvement scheme to Local Authority blocks of flats.

Upon completion of Phase 1, the Council reserve the right to directly award a further two phases of works for additional blocks of flats for Dunsmore Close to the successful tenderer.

The estimated value for the works are -

- Phase 1 - £350K
- Phase 2 - £800K

- Phase 3 - £450K

The preferred bidder, D.M.Habens Ltd, and the next 12 highest-ranking contractors have been appointed onto the framework agreement, split into a primary tier of 6 contractors and a secondary tier of 7 contractors.

Typically works include but are not limited to;

- External and communal decoration
- Window replacement
- Roofing replacement
- Fire Door replacement
- Electrical works
- Fencing
- External repair to brickwork and concrete structures

Other projects may involve but are not limited to;

- Conversion of properties
- Refurbishment of properties
- Extensions
- Disabled adaptations
- Construction projects

It is forecast that the majority of projects, around 80% based upon historical demand, will be to the Councils social housing portfolio where residents usually remain in occupation for the duration of works.

Although only a forecast subject to variation, the remaining 20% of projects are likely to be in relation to maintenance / construction of properties within the Councils varied corporate property portfolio, this includes properties such as;

- Schools

- Libraries
- Leisure centres
- Social Care Facilities
- Depots
- Commercial Buildings
- Community Centres
- Cultural assets
- Shops

It is anticipated that over the 4 year period up to £60m of PCC projects may be procured through the Framework based upon the agreed maintenance budget for 2021/22 and predicted budgets for future years.

Factoring in potential additional use by the PCC and use from other contracting authorities that will be able to access the framework agreement, either directly or via PCC, it is

anticipated that the maximum spend on the Framework could be as much £100m, although no commitment can be made in this respect.

Typically the majority of projects will range from £100k - £250k however there will be frequent occurrences where project values are below £100k ranging up to above £1.5m. There is no minimum or maximum project values as whilst the contract value ranges may differ the core work is of a similar nature.

The framework has a primary and secondary tier, whilst allowing for award of call off contracts via mini-competition and direct award against a range of options. Further details

on who can access the framework, the contract award provisions and operation see section II.2.4.

The procurement was undertaken in accordance with the Open Procedure as defined within the Public Contracts Regulations (2015).

Application was via submission of completed tender via the Council's e-sourcing system accessible via: <https://in-tendhost.co.uk/portsmouthcc.aspx/home> which was used to administrate the procurement process.

II.1.6) Information about lots

This contract is divided into lots: No

II.1.7) Total value of the procurement (excluding VAT)

Value excluding VAT: £100,000,000

II.2) Description

II.2.2) Additional CPV code(s)

- 44112000 - Miscellaneous building structures
- 44115000 - Building fittings
- 45100000 - Site preparation work
- 45210000 - Building construction work
- 45260000 - Roof works and other special trade construction works
- 45300000 - Building installation work
- 45400000 - Building completion work
- 45500000 - Hire of construction and civil engineering machinery and equipment with operator
- 50700000 - Repair and maintenance services of building installations
- 71200000 - Architectural and related services
- 71420000 - Landscape architectural services
- 71500000 - Construction-related services
- 71600000 - Technical testing, analysis and consultancy services

II.2.3) Place of performance

NUTS codes

- UKJ31 - Portsmouth
- UKJ32 - Southampton
- UKJ34 - Isle of Wight
- UKJ35 - South Hampshire
- UKJ36 - Central Hampshire
- UKJ37 - North Hampshire

Main site or place of performance

Framework Access

In addition to use on Council assets, the Framework may be used by the Council when undertaking projects on behalf of other public sector clients within South Hampshire and the Isle of Wight. The Framework may also be accessed directly by the following Contracting Authorities -

Portsmouth City Council

- Havant Borough Council
- Fareham Borough Council
- Gosport Borough Council
- University of Portsmouth
- Solent NHS Trust (and its successors)
- Isle of Wight Council
- New Forest District Council

II.2.4) Description of the procurement

The framework agreement is comprised of a primary and secondary tier in order to provide contingency and ongoing competition. Framework rankings and placement in tiers were in accordance with tender evaluation scores achieved at establishment of the framework agreement.

The primary tier is made up of 6 contractors

1. D.M.Habens Ltd
2. Bell Decorating Group
3. A Purkiss Ltd
4. Ian Williams Ltd
5. Novus Property Solutions
6. Dartmouth General Contractors Ltd

The secondary tier is made up of 7 contractors

7. Comserv Uk Ltd
8. Kier Services Ltd
9. Hi-Tech Property Services
10. Mountjoy Ltd
11. Hankinson Ltd
12. Etec Contract Services Ltd
13. Vale Southern Construction

The Council may increase the number of contractors on the primary tier over the course of the agreement and may also undertake re-tiering exercises whereby contractors from both tiers will be invited to submit bids which following evaluation will set new rankings and tier allocation.

Unless under exceptional circumstances the Council does not envisage undertaking such an exercise more than once within a 12 month period.

Contractor rankings and tiering may also be affected by performance scores achieved for framework projects. Tier 1 contractors who routinely do not bid for projects and / or who routinely submit uncompetitive bids may be demoted to Tier 2.

Framework Award Procedures and Operation

The framework will allow for award of call off contracts via mini-competition and direct award against a range of options.

Mini-competitions will generally be run just using the primary tier but may be run across both tiers for re-tiering exercises, times of reduced capacity and for non-standard works which may include for specialist works, geographical considerations, alternate contracting strategies etc. at the discretion of the Council.

Sifting briefs may be included for within mini-competitions for non-standard works which will establish a specific shortlist for the call off contract or may create a framework sub-lot for the non-standard work type in questions which can be subsequently used for further call offs, whether via mini-competition or direct award.

Direct awards may be made on a ranked basis or repeat work / work expansion basis. Where direct awards are made on a ranked basis this may be on the basis of a single contract award to the highest ranked contractor or multiple contract awards on a sliding scale value / preference basis by contractor rank.

Repeat work direct awards may be made to a contractor who has recently undertaken works of a very similar nature, either for the Council or for any other UK contracting authority. Work expansion direct awards may be made where the contractor is already in contract with the Council and further works are identified which may be brought into the scope of the contract.

Whilst it is anticipated that most call off contracts will be subject to JCT Minor Works or JCT Intermediate terms the full suite of JCT and NEC4 contracts may be utilised. Whilst most works will be let on a fully designed construct only basis contracts may also be let via a range of other strategies including for not limited to 2 stage open book design & build partner contracting, single stage design & build, single stage build only with contractor design portions, etc.

II.2.5) Award criteria

Quality criterion - Name: Methodology and Risk Assessment / Weighting: 12

Quality criterion - Name: Project Programme / Weighting: 3

Quality criterion - Name: Project Resource / Weighting: 5

Quality criterion - Name: Quality Assurance / Weighting: 10

Quality criterion - Name: Social Value / Weighting: 10

Cost criterion - Name: Project Total Price / Weighting: 50

Cost criterion - Name: Combined Overhead and Profit % / Weighting: 5

Cost criterion - Name: Sum of Defined Trades / Weighting: 5

II.2.11) Information about options

Options: Yes

Description of options

Individual call off contracts may be extended in line with the relevant call off terms used and the direct award provisions set out within the framework agreement.

II.2.14) Additional information

Included in the tender pack was the Primary Contractor - Framework Overview Document that provides a detailed review of the framework tiering, general operation and performance

measures. The following areas are covered in further detail -

- Historical Usage
- Future Use
- Framework Operation
 - o Tiering
 - o Re-tiering of Framework
 - o Suspension, Barring, Insolvency
 - o Yearly Review
 - o Competitive Re-Tiering
 - o Requirement to bid
 - o Excessively High Bids
- Awarding Work

- Call-Off Process - Standard Works
- Call Off Process - Non-Standard Works
- Call-Off Process - Direct Award
- Framework Management
- Procurement Compliance
- o Accounts
- o Insurance
- o Quality Assurance Accreditations
- o Health and Safety Accreditations
- o Social Value
- Contractor Performance
- o KPI Scoring
- o Use of KPI's - performance monitoring
- o Demotion to tier 2
- o Expulsion from Framework
- o Use of KPI's - tender weighting
- Rebate

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: [2021/S 000-007945](#)

Section V. Award of contract

Title

PRIMARY CONTRACTOR FRAMEWORK 2021 to 2025 - PORTSMOUTH & SUB REGION

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

26 July 2021

V.2.2) Information about tenders

Number of tenders received: 22

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

D.M.Habens Ltd

WELLESLEY HOUSE 204 LONDON ROAD

Waterlooville

PO7 7AN

Country

United Kingdom

NUTS code

- UKJ3 - Hampshire and Isle of Wight

Companies House

03558772

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

Bell Decorating Group

Puckridge Barracks

Aldershot

GU11 2HL

Country

United Kingdom

NUTS code

- UKJ - South East (England)

Companies House

SC114142

The contractor is an SME

No

V.2.3) Name and address of the contractor

A Purkiss Ltd

2A Limberline Road

Portsmouth

PO3 5JS

Country

United Kingdom

NUTS code

- UKJ3 - Hampshire and Isle of Wight

Companies House

3561215

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

Ian Williams Ltd

First Floor, Unit 3, Park Court Premier Way

Romsey

SO51 9DN

Country

United Kingdom

NUTS code

- UKJ - South East (England)

Companies House

0879464

The contractor is an SME

No

V.2.3) Name and address of the contractor

Novus Property Solutions

PO BOX 13 FIVE TOWNS HOUSE HILLSIDE

Stoke on trent

ST1 5SH

Country

United Kingdom

NUTS code

- UKJ - South East (England)

Companies House

02403551

The contractor is an SME

No

V.2.3) Name and address of the contractor

Dartmouth General Contractors Ltd

UNIT 4 DARTMOUTH BUILDINGS FORT FAREHAM BUSINESS PARK

Newgate Lane

PO14 1AH

Country

United Kingdom

NUTS code

- UKJ3 - Hampshire and Isle of Wight

Companies House

01276017

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

7. Comserv Uk Ltd

10 DOWNLEY ROAD

Havant

PO9 2N

Country

United Kingdom

NUTS code

- UKJ - South East (England)

Companies House

05193429

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

Kier Services Ltd

81 FOUNTAIN STREET

Manchester

M2 2EE

Country

United Kingdom

NUTS code

- UK - United Kingdom

Companies House

02651873

The contractor is an SME

No

V.2.3) Name and address of the contractor

Hi Tech Property Services

UNIT 5 16 DAVIS WAY

Fareham

PO14 1JF

Country

United Kingdom

NUTS code

- UKJ3 - Hampshire and Isle of Wight

Companies House

04690266

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

10. Mountjoy Ltd

MOUNTBATTEN BUSINESS PARK

Portsmouth

PO6 1US

Country

United Kingdom

NUTS code

- UKJ - South East (England)

Companies House

06009150

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

11. Hankinson ltd

Cotton Place

Wirral

CH41 6EF

Country

United Kingdom

NUTS code

- UKD - North West (England)

Companies House

03495743

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

12. Etec Contract Services Ltd

5 MARGARET ROAD

Romsey

RM2 5SH

Country

United Kingdom

NUTS code

- UKH - East of England

Companies House

05392794

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

Vale Southern Construction

UNIT 20 FAIRWAY BUSINESS PARK AIRPORT SERVICE ROAD

Portsmouth

PO3 5NU

Country

United Kingdom

NUTS code

- UKJ3 - Hampshire and Isle of Wight

Companies House

02896202

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: £100,000,000

Total value of the contract/lot: £378,555

Section VI. Complementary information

VI.4) Procedures for review

VI.4.1) Review body

The High Court of Justice

The Strand

London

WC2A 2LL

Telephone

+44 2079476000

Country

United Kingdom

Internet address

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