

## 1718-0257 – New Build Construction Framework

Islington Council invites suitable expressions of interest from contractors for a framework agreement for the provision for New Build Construction Works.

Islington Council is seeking to appoint the highest 8 (eight) scoring contractors per lot to the framework agreement. Contracts based on the framework agreement shall follow the terms of the framework agreement including how a contract is concluded. How a contract is concluded is explained within the invitation to tender documentation.

The framework agreement will utilise both direct award and mini-competitions to award to those contractors successful on the framework.

The framework agreement can also be accessed and used by the London Borough of Hackney and the London of Camden (participating authorities). The participating authorities can access the framework agreement by entering into an access agreement with the London Borough of Islington

### Background and Description

The Council wishes to establish a framework agreement of contractors to enable it to commission construction, refurbishment and associated works as and when required, on a design and build basis and/or an intermediate with design basis and/or and intermediate without design basis.

The framework agreement aims to attract and engage with contractors that are experienced in new build refurbishment, repairs and maintenance work across different sectors including residential, education, health, community and mixed use schemes to maximise the opportunity for the Council to deliver best value.

The bulk of the work that will be procured via this framework will be for residential mixed tenure new build projects. This could include refurbishment or conversion schemes that will be procured either as part of a combined new build/refurbishment/conversion schemes or on a stand-alone basis.

The scope of the works covered by the framework agreement shall include residential and non-residential new build projects. Works may cover new build/refurbishment/conversion works also to education, health, third sector or other community buildings as well as non-residential elements on a stand-alone basis or as a mixed use scheme if deemed appropriate by the Council.

The scope will also cover roof top extensions and all construction works associated with this type of development including, where considered appropriate, works to existing related building/asset fabric, infrastructure or finishes to maximise the benefits and value for money to the Council of such combined work and to mitigate the extent and duration of any inconvenience to residents.

The Council is keen to promote the use of modern methods of construction under where it can deliver benefits in value for money, quality, health, safety and mitigate inconvenience to residents.

The forms of building contracts that will be used under this framework agreement will be the Pre-Construction Services Agreement, JCT D & B Form of Contract with Contractors Design 2016, Intermediate Form of Contract 2016 with Contractors Design and the Intermediate Form of Contract 2016 without Contractors Design.

The decision as to which form of contract and award criteria that will apply will be advised at each individual direct award or mini competition invitation.

## **Lots**

The framework shall be divided into the following 3 lots:

Lot 1 – Projects with a value up to £4,999,999.99

Lot 2 – Projects with a value between £5,000,000.00 and £19,999,999.99

Lot 3 – Projects with a value in excess of £20,000,000.00

Prospective tenders will only be considered on the framework for a maximum of two lots which can be any combination of the three lots available. Prospective tenderers must indicate in their selection questionnaire submission the lots they wish to apply for.

Should prospective bidders apply for all lots, the Council will seek confirmation from the prospective bidder to confirm their preferred combination of the maximum two lots available, failure to confirm which lots are being applied for will result in the submission being disqualified.

## **TUPE [Transfer of Undertakings (Protection of Employment) Regulations]**

Potential providers must be aware that TUPE may or may not apply to this service. Further details will be available in the invitation to tender.

## **Duration of the Framework Agreement**

The framework agreement will be for 48 months from the estimated start date of 01/10/2019.

## **Value of the Framework Agreement**

The estimated value of the works that may be awarded by Islington Council under the framework agreement is estimated at between £0 and £600,000,000 over the forty-eight (48) months period.

The allowed scope for other partners who may join in collaboration will be between £0 to £600,000,000 over the forty-eight (48) months period.

The total estimated value of works that may be awarded under this framework agreement is £0 to £1,200,000,000 over the forty-eight (48) months period.

The Council and its partners will be under no obligation to utilise the framework agreement. No guarantee is given towards volume or value of work under this framework agreement.

## Award criteria

The framework agreement will be awarded to the Most Economically Advantageous Tender (MEAT) in accordance with the Public Contracts Regulations. MEAT for this framework agreement is quality 60% and cost 40%. Tender submissions will be subject to minimum quality thresholds of achieving a score of three (3) or above for each question. Further details will be provided in the invitation to tender.

### **Cost 40%**

### **Quality 60% - Quality made up of:**

Proposed approach to Training and Employment - 15%  
Proposed approach to Structure and Quality of Project Delivery Team - 10%  
Proposed approach to Customer Satisfaction - 10%  
Proposed approach to Continuous Improvement – 10%  
Proposed approach to Project Delivery - 10%  
Proposed approach to Sustainability – 5%

### **Total 100%**

Tenderers should be aware that the award criteria and weightings for direct awards or mini-competitions under the framework agreement will be subject to change at the discretion of the Council. This is to ensure that the Council meets its objectives for each of its collective or individual schemes.

The Council reserves the right to re-evaluate financial viability and insurance levels of successful framework contractors provided at selection stage prior to contracts being awarded via direct award or mini-competitions.

Should the Council wish to exercise this discretion then these will be highlighted in the direct award or mini-competition documents. If no changes are specified, the Council will evaluate direct awards or mini-competitions using the award criteria and weightings above.

Tenderers should be aware that we reserve the right to hold site visits and/or presentations and/or interviews during the tender process. Site visits and/or presentations and/or interviews will be for verification/clarification purposes of the written submission.

We reserve the right to interview leading bidders.

## Procurement Process

This contract is over the Official Journal of the European Union (OJEU) threshold. The contract will be procured using the Restricted Procedure. The Restricted Procedure means the procurement process will be conducted in two stages.

The first stage will involve selecting the 12 (twelve) highest-scoring organisation's per lot through a selection questionnaire (SQ). All submissions will be subject to minimum requirements as stated in the SQ.

The second stage will be an evaluation of tenders submitted by bidders who are selected at the SQ stage.

Prospective bidders are reminded that the ITT documentation is published as read only for a Restricted Procedure procurement process and ITT documents must not be completed or returned until you are notified by the Council or the process for stage 2 tender submission should you be successful in being shortlisted.

### How to express your interest

If you wish to apply for this contract, please follow the steps below:

Register your company free of charge via the link on the right hand side of this page under: 'Useful Websites' **London Tenders Portal**.

Await acceptance. You will receive an email confirming your username and password.

Use your username and password to log into the London Tenders Portal and express your interest in **1718-0257 – New Build Construction Framework; category 45000000-7 - Construction work**

Shortly after you have expressed interest, you will receive a second email containing a link to access the selection questionnaire/tender documents.

### Deadlines

The deadline for expressions of interest is: **11:55am Tuesday 07 May 2019**

Submission of SQ by: **12noon Tuesday 07 May 2019**

Late submissions will not be accepted.

### Additional information

- Islington Council and its partners are committed to work towards a 'Fairer Islington', for more information see [www.islington.gov.uk](http://www.islington.gov.uk).
- Please **do not** include any publicity material with your submissions.
- Islington Council aims to provide equality of opportunity and welcomes applicants who meet the qualitative selection from black and minority ethnic communities and disabled groups.
- The Council encourages all types of organisation who meet the qualitative selection including Voluntary and Community Sector (VCS) organisations, Social Enterprises or not for profit enterprises and small to medium enterprises (SME) to tender.
- In 2018, Islington Council signed up to the Charter Against Modern Slavery which requires all contractors to comply fully with the Modern Slavery Act 2015. All applicants should be aware that all contracted workers are free to join a trade union, and not be treated unfairly for belonging to one. All contractors are required to adopt a whistleblowing policy which enables their staff to blow the whistle on any suspected examples of modern slavery. Further details of the charter can be found here: <https://assets.party.coop/wp-content/uploads/2018/03/05171917/co-op-party-modern-slavery-charter.pdf>.

- Your submission will be marked in stages. Only applicants who meet the requirements at each stage will progress to the next stage. Further details will be contained in the tender documents.
- Please include the Contract Number of this tender process when communicating with the Council in any way.
- Applicants are advised that all costs incurred either directly or indirectly in preparation, submission or otherwise related to this advertisement will be borne by them, and in no circumstances will the council be responsible for any such costs. Applicants are also advised that the council at its sole discretion acting reasonably and in good faith reserves the right to abandon the procurement at any stage prior to contract award.
- As part of a commitment to transparency the council is now publishing all spend over £500 each month. This includes spend on contracts, so the successful contractor should expect details of spend against the contract to appear on the council website [Islington Council: Council contracts](#). The council is also committed to publishing tender and contract documentation after contract award stage. Commercially sensitive information will be redacted from documentation. What constitutes commercially sensitive information is a matter for the council's sole discretion. However, tenderers will be invited to identify information they consider to be commercially sensitive in their tender return and this will be taken into account in the council forming a view.

