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**United Kingdom-London: Environmental improvement works
2020/S 220-541823**

Contract notice

Works

Legal Basis:

Directive 2014/24/EU

Section I: Contracting authority

I.1) Name and addresses

Official name: Greater London Authority (GLA)

Postal address: City Hall, The Queen's Walk

Town: London

NUTS code: UK UNITED KINGDOM

Postal code: SE1 2AA

Country: United Kingdom

Contact person: Mr Tufail Ahmed

E-mail: TufailAhmed@tfl.gov.uk

Telephone: +44 2030549026

Internet address(es):

Main address: <https://tfl.gov.uk>

Address of the buyer profile: <https://tfl.gov.uk>

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

Additional information can be obtained from the abovementioned address

Tenders or requests to participate must be submitted electronically via: <https://procontract.due-north.com/>

I.4) Type of the contracting authority

Regional or local authority

I.5) Main activity

Environment

Section II: Object

II.1) Scope of the procurement

II.1.1) Title:

GLA 81649 – Retrofit Accelerator for Homes: Deep Retrofit of Domestic Properties

Reference number: DN494001

II.1.2) Main CPV code

45262640 Environmental improvement works

II.1.3) Type of contract

Works

II.1.4) Short description:

This procurement process is being managed by Transport for London ('TfL') on behalf of the Greater London Authority ('GLA').

This process is conducted as an innovation partnership under Regulation 31 of the Public Contracts Regulations 2015.

The GLA has identified the need for an innovative solution that cannot be met by what is available on the market: a scalable performance assured standard 'whole house' net zero energy ('NZE') solution for retrofitting homes at an economic price point. This process aims at the development of that innovative solution; and the subsequent purchase of it under a framework agreement, provided that specified performance levels and maximum costs are met.

If successful, the process will:

- 1) develop a solution that does not presently exist in the market;
- 2) provide an effective route to market for pipeline projects from Housing Providers (as defined in II.2.4); and
- 3) develop a robust supply chain to deliver NZE solutions.

II.1.5) Estimated total value

Value excluding VAT: 10 000 000 000.00 GBP

II.1.6) Information about lots

This contract is divided into lots: no

II.2) Description

II.2.2) Additional CPV code(s)

09310000 Electricity
09320000 Steam, hot water and associated products
09330000 Solar energy
24962000 Water-treatment chemicals
31000000 Electrical machinery, apparatus, equipment and consumables; lighting
31110000 Electric motors
31121110 Power converters
31122000 Generator units
31174000 Power supply transformers
31200000 Electricity distribution and control apparatus
38550000 Meters
44111000 Building materials
44115200 Plumbing and heating materials
44163000 Pipes and fittings
44175000 Panels
44212381 Cladding
44620000 Central-heating radiators and boilers and parts
45211000 Construction work for multi-dwelling buildings and individual houses
45223820 Prefabricated units and components
45261215 Solar panel roof-covering work
45262650 Cladding works
45311000 Electrical wiring and fitting work
45315000 Electrical installation work of heating and other electrical building-equipment
45321000 Thermal insulation work
45331100 Central-heating installation work
45331110 Boiler installation work

45421100 Installation of doors and windows and related components
50411300 Repair and maintenance services of electricity meters
50532000 Repair and maintenance services of electrical machinery, apparatus and associated equipment
50710000 Repair and maintenance services of electrical and mechanical building installations
50720000 Repair and maintenance services of central heating
51100000 Installation services of electrical and mechanical equipment
71300000 Engineering services
71400000 Urban planning and landscape architectural services
71500000 Construction-related services

II.2.3) **Place of performance**

NUTS code: UK UNITED KINGDOM

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

The 'whole house' NZE retrofitting of homes referred to in II.1.4) will involve design and installation to meet an outcome-based specification with assured monitored performance. Solutions will require significant improvement in fabric thermal performance, on-site renewable energy generation and heating equipment, as required to achieve annual NZE consumption by some or all of those means. Specified comfort levels have to be achieved with a contractually guaranteed maximum amount of imported grid electricity. Offsite approaches are required, and non-disruptive installation completed in days on-site without residents having to move out. Homes will typically be fully insulated using offsite manufactured integrated fabric solutions, 'energy pods' providing low-carbon high efficiency heating and hot water, with PV generation.

This procurement process commences with a supplier selection questionnaire ('SSQ') through which a shortlist of 15 suitably qualified bidders will be generated. Those bidders will progress to the ITT stage.

The outcome of the ITT stage of this initial competition will be that (subject to sufficient bidders meeting the stated requirements) 10 providers ('Solution Providers') will be identified and selected to appear on a ranking list and participate in the 'IPP Phase'.

During the IPP Phase, each solution provider appearing on the ranking list will be entitled to develop specific retrofit solutions for defined 'Schemes' for Housing Providers (as defined below) in 4 sequential stages (summarised below), subject to meeting the contractual conditions for moving to the next stage. Funding contributions will be made in accordance with the relevant contracts to help pay for such development. Schemes will be allocated to solution providers in tranches, with the first tranche allocated at the end of the ITT stage.

Those solution providers who performed best in the initial competition will appear at the top of the ranking list and will have priority of choice in selecting the schemes from the first tranche. For further tranches, a detailed contractual allocation process will apply, again using the original ranking list.

For each Scheme, the IPP Phase will involve 4 stages: research and development (design); prototypes (retrofitting of circa 5 to 40 homes); pilot (c. 50 to 100 homes); and commercialise (c. 100 to 250 homes). The precise number of homes will vary between Schemes. Each solution provider will enter into an Innovation Partnership Contract with the relevant Housing Provider covering the 4 stages and the performance criteria and financial terms.

The final element of the process is the 'Framework Phase'. Solution providers that have successfully completed all 4 stages of the IPP Phase for a scheme will, under a framework agreement, be entitled to bid, through mini-competitions, for further Schemes involving delivery of a works contract to implement the solutions (including capacity and know how) developed during the IPP Phase.

Any in-scope contracting authority (as defined in this notice at VI.3) is entitled to submit a scheme during the IPP Phase and to call-off works contracts during the IPP Phase. A 'Housing Provider' is defined by the

procurement documents as an in-scope contracting authority that releases a scheme during the IPP Phase and/or framework phase.

The Housing Providers for the first tranche of schemes during the IPP Phase are currently anticipated to be:

- London Borough of Barking and Dagenham;
- London Borough of Ealing;
- London Borough of Haringey;
- London Borough of Sutton/Sutton Housing Partnership; and
- Nottingham City Council/Nottingham City Homes.

It is currently anticipated that Housing Providers for further tranches of Schemes during the IPP Phase may include one, some or all of:

- Bristol City Council;
- City of York Council;
- Great Places Housing Group Ltd;
- Home Group Ltd;
- London Borough of Enfield;
- London Borough of Hammersmith and Fulham;
- London Borough of Lambeth;
- Royal Borough of Kensington and Chelsea; and Sanctuary Housing Association.

For each contract (both during the IPP Phase and for works contracts awarded during the framework phase) the Housing Provider will have the option to appoint the same solution provider to perform maintenance and operation services in respect of the retrofitting that is carried out to the relevant homes.

The duration stated in II.2.7) comprises: up to 3 years for the IPP Phase; a core term of 4 years for the framework agreement; plus an optional extension of up to 3 years (as described in II.2.11).

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: 10 000 000 000.00 GBP

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

Duration in months: 120

This contract is subject to renewal: no

II.2.9) Information about the limits on the number of candidates to be invited

Envisaged number of candidates: 15

Objective criteria for choosing the limited number of candidates:

Please refer to the SSQ which interested economic operators may obtain as described in VI.3).

II.2.10) Information about variants

Variants will be accepted: no

II.2.11) Information about options

Options: yes

Description of options:

The client has an option, exercisable at its sole discretion, to extend the duration of the framework agreement for a further period or periods up to a total of 36 months by notice in writing to solution providers.

II.2.13) Information about European Union funds

The procurement is related to a project and/or programme financed by European Union funds: yes

Identification of the project:

23R17P01743.

II.2.14) Additional information

The GLA has received grant monies to cover initial set up and professional costs from the ERDF in relation to this procurement. However, no payment to the solution provider under any contract that may be awarded under this process is conditional upon ERDF grant being received. The same applies to Housing Providers, who may receive additional grant monies.

Section III: Legal, economic, financial and technical information

III.1) Conditions for participation

III.1.1) Suitability to pursue the professional activity, including requirements relating to enrolment on professional or trade registers

List and brief description of conditions:

Bidders wishing to participate should access the detailed procurement documents referred to in this contract notice, decide on their interest in and capacity and capability for delivering the services and/or works which are the subject matter of this contract notice and complete and submit the SSQ by the deadline date specified in section IV.2.2). Further instructions and guidance are included in the SSQ and other procurement documents.

III.1.2) Economic and financial standing

Selection criteria as stated in the procurement documents

III.1.3) Technical and professional ability

Selection criteria as stated in the procurement documents

III.2) Conditions related to the contract

III.2.2) Contract performance conditions:

Conditions related to the Innovation Partnership Contract, framework agreement and the form of call-off contract are as stated in the procurement documents.

The performance table details the minimum outcome required to pass assessments.

III.2.3) Information about staff responsible for the performance of the contract

Obligation to indicate the names and professional qualifications of the staff assigned to performing the contract

Section IV: Procedure

IV.1) Description

IV.1.1) Type of procedure

Innovation partnership

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: 10

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

The market lacks capability to realise the ambitious objectives and a solution is not currently available. The duration enables GLA / Solution Providers to embed newly developed solutions, deliver greater cultural alignment and develop skills/resources currently in shortage. The duration also enables: recovery of investment; realisation of standardisation benefit; greater climate change focus/improvement.

IV.1.4) Information about reduction of the number of solutions or tenders during negotiation or dialogue

Recourse to staged procedure to gradually reduce the number of solutions to be discussed or tenders to be negotiated

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

Date: 11/12/2020

Local time: 12:00

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

Date: 25/01/2021

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

English

IV.2.6) Minimum time frame during which the tenderer must maintain the tender

Duration in months: 6 (from the date stated for receipt of tender)

Section VI: Complementary information

VI.1) Information about recurrence

This is a recurrent procurement: no

VI.3) Additional information:

This contract notice (and the associated procurement documents) are published in good faith. No warranty is given as to the accuracy or completeness of the information contained in it. Any liability for inaccuracy or incompleteness is expressly disclaimed by the GLA and its advisors.

Nothing in this contract notice (nor in the associated procurement documents) will be taken as constituting an offer (whether implied or otherwise) or any agreement, whether express or implied, between the GLA, any other in-scope contracting authority and any other party. The GLA reserves the right to withdraw from, cancel or amend the procurement process and may award innovation partnership contracts and/or framework agreements in whole, in part or not at all as a result of this call for competition with no liability on its part.

Entering into one or more innovation partnership contracts or framework agreements does not guarantee any level of services and/or works will be called-off by the in-scope contracting authorities (defined below).

Neither the GLA nor any in-scope contracting authority shall be liable for any costs or expenses incurred by any economic operator in considering and/or responding to the procurement process and/or resulting from any amendment or cancellation of this procurement exercise.

Bidders submit a response to the SSQ at their own risk. All discussions and meetings will be conducted in English.

Tenders and supporting documents must be priced in Pounds Sterling and all payments made under the innovation partnership contract and framework agreement will be in Pounds Sterling.

To express an interest in this tender, bidders need to complete and submit a response to the SSQ by the deadline date in section IV.2.2). To access the procurement documents and complete and submit the SSQ, bidders will need to be registered on the GLA's online eTendering portal. To register or to check if you are already registered log on to <https://procontract.due-north.com>. Further instructions and guidance are included in the SSQ and other procurement documents.

Bidders must read the instructions carefully before proceeding with registration and are advised to satisfy themselves that they understand all the requirements of the innovation partnership contract, framework agreement and terms of the call-off contract and the rules of the procurement process before submitting their

SSQ response. Video tutorials, FAQ's and help pages are included in the Help Centre 'Responding to Tenders' section of the eTendering website (<https://supplierhelp.due-north.com/>).

For further assistance consult the online help, contact 'log a ticket' on the supplier support portal (<http://www.proactis.com/Support>) at the first instance. Messages are to be sent to the GLA via the messages area on the portal where support is unresolved.

The innovation partnership contract, framework agreement and call-off contract will include special conditions relating to performance, which may include economic, innovation-related, environmental, social and/or employment-related considerations.

The contracting authorities who may award innovation partnership contracts or who may call-off works contracts under the framework agreement are detailed (and, where applicable, listed) below ('In-Scope Contracting Authorities', each an 'In-Scope Contracting Authority').

Without limiting that, the in-scope contracting authorities include the GLA, the GLA group and all of its subsidiaries/companies (a list of whom is separately available at <https://www.london.gov.uk/about-us/how-we-work-london>). As referred to in II.2.4), the in-scope contracting authorities also include:

- London Borough of Barking and Dagenham;
- London Borough of Ealing;
- London Borough of Haringey;
- London Borough of Sutton/Sutton Housing Partnership; and
- Nottingham City Council/Nottingham City Homes, along with Bristol City Council;
- City of York Council;
- Great Places Housing Group Ltd;
- Home Group Ltd;
- London Borough of Enfield;
- London Borough of Hammersmith and Fulham;
- London Borough of Lambeth;
- Royal Borough of Kensington and Chelsea; and
- Sanctuary Housing Association.

In-scope contracting authorities:

Registered social landlords (and any future registered social landlords) in the United Kingdom (UK), current lists of whom are available here:

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

<https://gov.wales/registered-social-landlords>

<https://www.housingregulator.gov.scot/landlord-performance/landlords> http://www.sfha.co.uk/component/option,com_membersdir/Itemid,149/view,membersdir/ <https://www.nidirect.gov.uk/contacts/housing-associations>

Public Sector departments, agencies, public bodies and non-departmental public body (NDPB) in the UK, lists of whom are available here:

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

<https://www.nidirect.gov.uk/contacts>

<http://www.scotland.gov.uk/Topics/Government/public-bodies/about/Bodies>

<https://law.gov.wales/constitution-government/government-in-wales/local-gov/local-gov-bodies-wales/?lang=en#/constitution-government/government-in-wales/local-gov/local-gov-bodies-wales/?tab=overview&lang=en>

Councils in the UK, a list of whom is available here:

<https://www.local.gov.uk/our-support/guidance-and-resources/communications-support/digital-councils/social-media/go-further/a-z-councils-online>

<https://www.mygov.scot/organisations/#scottish-local-authority>

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

Higher education establishments in the UK, a list of whom is available here:

<https://get-information-schools.service.gov.uk/Establishments/Search?tok=8TWU87y8>

<https://www.wales.com/en-us/lifestyle/studying/universities-wales>

<https://www.scotland.org/study/scottish-universities>

<http://apps.education-ni.gov.uk/appinstitutes/default.aspx>

Police Forces in the UK:

<http://apccs.police.uk/about-the-apcc/>

<http://www.scotland.police.uk/your-community/>

<http://www.psnl.police.uk/index.htm>

Fire and Rescue Services in the UK:

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

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

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

NHS and Health Care Bodies in the UK:

<https://www.nhs.uk/ServiceDirectories/Pages/NHSTrustListing.aspx>

<https://www.property.nhs.uk/>

<https://www.scot.nhs.uk/organisations/>

<http://www.wales.nhs.uk/ourservices/directory>

<http://online.hscni.net/hospitals/health-and-social-care-trusts/>

Hospices in the UK:

<https://www.hospiceuk.org/about-hospice-care/find-a-hospice>

Third Sector and Charities in the UK:

<http://www.charitycommission.gov.uk/find-charities/>

<https://www.oscr.org.uk/about-charities/search-the-register/charity-register-download>

<https://www.charitycommissionni.org.uk/charity-search/?pageNumber=1>

The in-scope contracting authorities also include: any corporation established, or a group of individuals appointed to act together, for the specific purpose of meeting needs in the general interest, not having an industrial or commercial character, and

(i) financed wholly or mainly by another in-scope contracting authority;

(ii) subject to management supervision by another in-scope contracting authority; or

(iii) more than half of the board of directors or members of which, or, in the case of a group of individuals, more than half of those individuals, are appointed by another in-scope contracting authority;

(iv) an association of or formed by one or more of the in-scope contracting authorities.

In each case, subject to an access agreement signed by all relevant parties.

VI.4) **Procedures for review**

VI.4.1) **Review body**

Official name: HM Courts and Tribunal Service

Postal address: The Strand

Town: London

Postal code: WC2A 2LL

Country: United Kingdom

VI.4.3) **Review procedure**

Precise information on deadline(s) for review procedures:

In accordance with the Public Contracts Regulations 2015 (S.I. 2015/102), Part 3.

Please note that award decision notices (standstill letters) will be issued under Regulation 86 (and a Regulation 87 standstill period will be observed) at the completion of the ITT stage of this initial competition on selection

of the bidders to appear on the ranking list. This is the point at which the award decision is taken and at which the competitive procurement process concludes. No further standstill letters will be issued, and there will be no further standstill periods observed, during or at the end of the 'IPP Phase', as this is a contractual arrangement governed by the terms of the innovation partnership contracts.

VI.4.4) **Service from which information about the review procedure may be obtained**

Official name: Transport for London
Postal address: 5 Endeavour Square
Town: London
Postal code: E20 1JN
Country: United Kingdom
E-mail: tufailahmed@tfl.gov.uk
Telephone: +44 2030549026

VI.5) **Date of dispatch of this notice:**
06/11/2020