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**United Kingdom-Manchester: Building construction work  
2015/S 165-301104**

**Contract notice**

**Works**

Directive 2004/18/EC

**Section I: Contracting authority**

**I.1) Name, addresses and contact point(s)**

Re: allies Works Limited  
Duckworth House, Lancastrian Office Centre, Talbot Road  
M32 0FP Manchester  
UNITED KINGDOM  
E-mail: [frameworks@procure-plus.com](mailto:frameworks@procure-plus.com)

**Internet address(es):**

General address of the contracting authority: <http://www.re-allies.com/>  
Electronic access to information: <http://tendermanagement.launchcontrol-systems.com/register/index/7af298ba03>

Electronic submission of tenders and requests to participate: <http://tendermanagement.launchcontrol-systems.com/register/index/7af298ba03>

**Further information can be obtained from:** The above mentioned contact point(s)

**Specifications and additional documents (including documents for competitive dialogue and a dynamic purchasing system) can be obtained from:** The above mentioned contact point(s)

**Tenders or requests to participate must be sent to:** The above mentioned contact point(s)

**I.2) Type of the contracting authority**

Body governed by public law

**I.3) Main activity**

Housing and community amenities

**I.4) Contract award on behalf of other contracting authorities**

The contracting authority is purchasing on behalf of other contracting authorities: yes

Please refer to section II.1.5 of this Notice for details of the contracting authorities that will be entitled to call off under the framework agreement

**Section II: Object of the contract**

**II.1) Description**

**II.1.1) Title attributed to the contract by the contracting authority:**

Framework Agreement for New Build.

**II.1.2) Type of contract and location of works, place of delivery or of performance**

Works

Realisation, by whatever means of work, corresponding to the requirements specified by the contracting authorities

NUTS code UKD,UKE,UKL,UKF,UKG,UKC,UK

**II.1.3) Information about a public contract, a framework agreement or a dynamic purchasing system (DPS)**

The notice involves the establishment of a framework agreement

**II.1.4) Information on framework agreement**

Framework agreement with several operators

maximum number of participants to the framework agreement envisaged: 100

**Duration of the framework agreement**

Duration in months: 48

**Estimated total value of purchases for the entire duration of the framework agreement**

Estimated value excluding VAT:

Range: between 1 and 836 000 000 GBP

**II.1.5) Short description of the contract or purchase(s)**

Re:allies Works Ltd (Re:allies) is a social housing regeneration consortia. Its membership consists of regional housing consortia who bring together unmatched experience in procurement and regeneration. The membership currently consists of Procure Plus (PP), Efficiency North (EN) and Central Housing Consortium (CHIC). Further information can be found by visiting [www.re-allies.com](http://www.re-allies.com)

Re:allies wishes to procure and enter into a framework agreement with multiple contractors for the new build construction of residential and commercial buildings. The scope of works undertaken via the framework agreement will include site preparation, site remediation, associated civil engineering and infrastructure works, design, new build construction, refurbishment and the development of various property types. Contractors who are appointed to the framework agreement will be required to meet minimum training and employment targets that are linked to the works awarded via the framework agreement. Contractors will, where requested, be required to source goods, materials and services required for the works from framework agreements already established by Re:allies.

The framework agreement will allow contracting authorities named and referred to within this notice to enter into underlying contracts for the completion of the works covered by the framework agreement. The framework agreement is divided into 4 Lots and the details are as follows -

1. Schemes up to a value of 2 000 000 GBP

Predominantly the North West. This may extend to other areas of the UK.

2. Schemes up to a value of 2 000 000 GBP

Predominantly Yorkshire and Humberside. This may extend to other areas of the UK.

3. Schemes with a value in excess of 2 000 000 GBP

North West and Yorkshire and Humberside. This may extend to other areas of the UK.

4. Offsite manufacture and construction

North West and Yorkshire and Humberside. This may extend to other areas of the UK.

Bidders are advised that they are permitted to bid for one Lot only. Companies are not entitled to submit a bid for the framework agreement if -

— They are within the same group of companies as any other company that is bidding for a place on the framework agreement; or

— Any company in which it has an interest or shareholding is bidding for a place on framework agreement.

Re:allies will be hosting a Bidders Day on 14.9.2015. The event will be held at Hotel Football, 99 Sir Matt Busby Way, Stretford, M16 0SZ. The purpose of the event is to give an overview of the opportunity and the procurement process. It will also be an opportunity for the Bidders to meet the Re:allies team. Registration instructions are located within the invitation to tender.

The framework agreement will be in place for a period of 48 months and will not be extended beyond this term.

Contracts that are called off under the framework agreement may (where required) continue beyond the 48

month term of the framework agreement. Individual contracting authorities entitled to access the framework agreement will have the option to agree and award underlying contracts to the appointed contractors at any stage during the term of the framework agreement. The following contracting authorities will be entitled to agree and award underlying contracts under the proposed framework as and when required –

1. Any member of Re:allies from time to time (a 'Re:allies member'), which for the avoidance of doubt currently includes PP, EN and CHIC.
2. Any procurement consortia customer of a Re:allies member from time to time (a 'Procurement Consortia Customer') which currently includes Cumbria Housing Partnership Limited (CHP); and
3. Any member or customer of a Re:allies member or of a Procurement Consortia Customer from time to time, which may include any Social Housing Provider in the United Kingdom. 'Social Housing Provider' for this purpose means any provider of social housing and includes registered providers (a list of these can be found by visiting <https://www.gov.uk/government/publications/current-registered-providers-of-social-housing>), local authorities, local government ALMOs and unitary authorities.

A list of PP's, EN's and CHP's customers is included in section VI.3 of this Notice.

The contracting authorities referred to in paragraphs 1-3 above have requirements predominantly in the North of England. Contracting authorities in other areas of the UK may also use this framework agreement. The contracting authorities referred to in paragraphs 1-3 shall be under no obligation to use the framework agreement.

II.1.6) **Common procurement vocabulary (CPV)**

45210000, 45211000, 45000000, 45100000, 45200000, 45300000, 45400000, 44211000, 45211100, 45211200, 45211300, 45223800, 45223810, 45223820, 45223821, 45223822

II.1.7) **Information about Government Procurement Agreement (GPA)**

The contract is covered by the Government Procurement Agreement (GPA): yes

II.1.8) **Lots**

This contract is divided into lots: yes  
Tenders may be submitted for one lot only

II.1.9) **Information about variants**

Variants will be accepted: no

II.2) **Quantity or scope of the contract**

II.2.1) **Total quantity or scope:**

Estimated value excluding VAT:  
Range: between 1 and 836 000 000 GBP

II.2.2) **Information about options**

Options: no

II.2.3) **Information about renewals**

This contract is subject to renewal: no

II.3) **Duration of the contract or time limit for completion**

Duration in months: 48 (from the award of the contract)

**Information about lots**

Lot No: 1

Lot title: Schemes up to a value of 2 000 000 GBP (North West )

1) **Short description**

This Lot will be for the construction of a variety of residential and commercial buildings. The scope of the works undertaken within this Lot will include site preparation with various degrees of complexity and defined elements of infrastructure. The works will incorporate various levels of design responsibility. Contractors who are appointed to this Lot will be required to meet the minimum training and employment targets associated to the value of scheme(s) undertaken via this Lot. Schemes undertaken under this Lot will have an approximate maximum value of 2 000 000 GBP per scheme.

Works will predominantly be undertaken in the regions of Greater Manchester, Lancashire, Cumbria, Merseyside, Cheshire, North Wales, Shropshire and Staffordshire but may be extended to include other parts of the UK.

2) **Common procurement vocabulary (CPV)**

45210000, 45211000, 45211100, 45211200, 45211300, 45000000, 45100000, 45200000, 45300000, 45400000

3) **Quantity or scope**

Estimated value excluding VAT:

Range: between 1 and 50 000 000 GBP

4) **Indication about different date for duration of contract or starting/completion**

5) **Additional information about lots**

The maximum number of contractors to be appointed to this Lot is 30.

Lot No: 2

Lot title: Schemes up to a value of 2 000 000 GBP (Yorkshire and Humberside)

1) **Short description**

This Lot will be for the construction of a variety of residential and commercial buildings. The scope of the works undertaken within this Lot will include site preparation with various degrees of complexity and defined elements of infrastructure. The works will incorporate various levels of design responsibility. Contractors who are appointed to this Lot will be required to meet the minimum training and employment targets associated to the value of scheme(s) undertaken via this Lot. Schemes undertaken under this Lot will have an approximate maximum value of 2 000 000 GBP per scheme.

Works will predominantly be undertaken in the regions of Yorkshire and Humberside but may be extended to include other parts of the UK.

2) **Common procurement vocabulary (CPV)**

45210000, 45211000, 45211100, 45211200, 45211300, 45000000, 45100000, 45200000, 45300000, 45400000

3) **Quantity or scope**

Estimated value excluding VAT:

Range: between 1 and 62 000 000 GBP

4) **Indication about different date for duration of contract or starting/completion**

5) **Additional information about lots**

The maximum number of contractors to be appointed to this Lot is 30.

Lot No: 3

Lot title: Schemes with a value in excess of 2 000 000 GBP

1) **Short description**

This Lot will be for the construction of a variety of residential and commercial buildings. Contractors who are appointed to this Lot will be construction contractors who are capable of developing residential, mixed or

commercial buildings. The scope of works will include site preparation with various degrees of complexity and defined elements of infrastructure. The works will incorporate various levels of design responsibility. Contractors who are appointed to this Lot will be required to meet the minimum training and employment targets associated to the value of scheme(s) undertaken via this Lot. Schemes undertaken under this Lot will have an approximate value in excess of 2 000 000 GBP per scheme.

Works within this Lot will predominantly be undertaken in the regions of Greater Manchester, Lancashire, Cumbria, Merseyside, Cheshire, North Wales, Shropshire, Staffordshire, Yorkshire and Humberside but may be extended to include other parts of the UK.

- 2) **Common procurement vocabulary (CPV)**  
45210000, 45211000, 45211100, 45211200, 45211300, 45000000, 45100000, 45200000, 45300000, 45400000
- 3) **Quantity or scope**  
Estimated value excluding VAT:  
Range: between 1 and 394 000 000 GBP
- 4) **Indication about different date for duration of contract or starting/completion**
- 5) **Additional information about lots**  
The maximum number of contractors to be appointed to this Lot is 30.

Lot No: 4

Lot title: Off-site manufacture and construction

- 1) **Short description**  
This Lot is specifically for projects which require design, offsite manufacture, site preparation and construction through to customer handover to be provided by one company as one composite package. Companies who are appointed to this Lot will have an off-site construction solution that can be used to develop projects from design through to the manufacture, assembly and completion of all properties and the site. They will be capable of being the Principal Contractor and able to carry out all construction related works including site preparation of varying degrees of complexity and defined elements of infrastructure. The off-site solution should provide high quality housing at a low cost, alongside direct employment and training jobs. Each project undertaken via this Lot will have a minimum training and employment target.  
Works within this Lot will predominantly be undertaken in the regions of Greater Manchester, Lancashire, Cumbria, Merseyside, Cheshire, North Wales, Shropshire, Staffordshire, Yorkshire and Humberside but may be extended to other parts of the UK.
- 2) **Common procurement vocabulary (CPV)**  
44211000, 45210000, 45211000, 45211100, 45211200, 45211300, 45000000, 45100000, 45200000, 45300000, 45400000, 45223800, 45223810, 45223820, 45223821, 45223822
- 3) **Quantity or scope**  
Estimated value excluding VAT:  
Range: between 1 and 330 000 000 GBP
- 4) **Indication about different date for duration of contract or starting/completion**
- 5) **Additional information about lots**  
The maximum number of contractors to be appointed to this Lot is 10.

### **Section III: Legal, economic, financial and technical information**

#### **III.1) Conditions relating to the contract**

##### **III.1.1) Deposits and guarantees required:**

Parent company guarantees, performance bonds, warranties and/or deposits may be required.

III.1.2) **Main financing conditions and payment arrangements and/or reference to the relevant provisions governing them:**

Further information will be available in the invitation to tender documents.

III.1.3) **Legal form to be taken by the group of economic operators to whom the contract is to be awarded:**

In the event of a group of contractors submitting an acceptable offer it will be necessary to provide an undertaking that each contractor will be jointly and severally responsible for the due performance of any contracts called off under the framework agreement.

III.1.4) **Other particular conditions**

The performance of the contract is subject to particular conditions: no

III.2) **Conditions for participation**

III.2.1) **Personal situation of economic operators, including requirements relating to enrolment on professional or trade registers**

Information and formalities necessary for evaluating if the requirements are met: Please refer to the invitation to tender documents.

III.2.2) **Economic and financial ability**

Information and formalities necessary for evaluating if the requirements are met: Please refer to the invitation to tender documents.

Minimum level(s) of standards possibly required: Please refer to the invitation to tender documents.

III.2.3) **Technical capacity**

Information and formalities necessary for evaluating if the requirements are met:

Please refer to the invitation to tender documents.

Minimum level(s) of standards possibly required:

Please refer to the invitation to tender documents.

III.2.4) **Information about reserved contracts**

III.3) **Conditions specific to services contracts**

III.3.1) **Information about a particular profession**

Execution of the service is reserved to a particular profession: no

III.3.2) **Staff responsible for the execution of the service**

Legal persons should indicate the names and professional qualifications of the staff responsible for the execution of the service: no

**Section IV: Procedure**

IV.1) **Type of procedure**

IV.1.1) **Type of procedure**

Open

IV.1.2) **Limitations on the number of operators who will be invited to tender or to participate**

IV.1.3) **Reduction of the number of operators during the negotiation or dialogue**

Recourse to staged procedure to gradually reduce the number of solutions to be discussed or tenders to be negotiated no

IV.2) **Award criteria**

IV.2.1) **Award criteria**

The most economically advantageous tender in terms of the criteria stated in the specifications, in the invitation to tender or to negotiate or in the descriptive document

**IV.2.2) Information about electronic auction**

An electronic auction will be used: no

**IV.3) Administrative information**

**IV.3.1) File reference number attributed by the contracting authority:**

**IV.3.2) Previous publication(s) concerning the same contract**

no

**IV.3.3) Conditions for obtaining specifications and additional documents or descriptive document**

Time limit for receipt of requests for documents or for accessing documents: 25.9.2015 - 17:00

Payable documents: no

**IV.3.4) Time limit for receipt of tenders or requests to participate**

25.9.2015 - 17:00

**IV.3.5) Date of dispatch of invitations to tender or to participate to selected candidates**

**IV.3.6) Language(s) in which tenders or requests to participate may be drawn up**

English.

**IV.3.7) Minimum time frame during which the tenderer must maintain the tender**

in days: 200 (from the date stated for receipt of tender)

**IV.3.8) Conditions for opening of tenders**

Persons authorised to be present at the opening of tenders: no

**Section VI: Complementary information**

**VI.1) Information about recurrence**

This is a recurrent procurement: yes

Estimated timing for further notices to be published: 2019.

**VI.2) Information about European Union funds**

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

Reference to project(s) and/or programme(s): Various programmes of projects completed using funding received via the European Regional Development Fund.

**VI.3) Additional information**

PP's current customers are as follows:

Bury Metropolitan Borough Council — [www.bury.gov.uk](http://www.bury.gov.uk)

Calico Housing — [www.calico.org.uk](http://www.calico.org.uk)

Cheshire West and Chester Council — [www.cheshirewestandchester.gov.uk](http://www.cheshirewestandchester.gov.uk)

City South Manchester — [www.citysouthmanchester.co.uk](http://www.citysouthmanchester.co.uk)

Community Gateway Association — [www.communitygateway.co.uk](http://www.communitygateway.co.uk)

First Choice Homes Oldham — [www.fcho.co.uk](http://www.fcho.co.uk)

Flintshire County Council — [www.flintshire.gov.uk](http://www.flintshire.gov.uk)

Guinness Northern Counties — [www.guinnesspartnership.com](http://www.guinnesspartnership.com)

Home Group — [www.homegroup.org.uk](http://www.homegroup.org.uk)

Lancashire County Council — [www.lancashire.gov.uk](http://www.lancashire.gov.uk)

Liverpool City Council — [www.liverpool.gov.uk](http://www.liverpool.gov.uk)

Liverpool Housing Trust — [www.lht.co.uk](http://www.lht.co.uk)

Manchester City Council — [www.manchester.gov.uk](http://www.manchester.gov.uk)

Mosscares Housing Group — [www.mosscares.org.uk](http://www.mosscares.org.uk)  
Peaks and Plains — [www.peaksplains.org](http://www.peaksplains.org)  
Rochdale Boroughwide Housing — [www.rbhousing.org.uk](http://www.rbhousing.org.uk)  
Salford City Council — [www.salford.gov.uk](http://www.salford.gov.uk)  
Salix Homes — [www.salixhomes.org](http://www.salixhomes.org)  
Sixtown Housing — [www.sixtownhousing.org](http://www.sixtownhousing.org)  
South Liverpool Homes — [www.slhgroup.co.uk](http://www.slhgroup.co.uk)  
Southway Housing — [www.southwayhousing.co.uk](http://www.southwayhousing.co.uk)  
Stockport Homes — [www.stockporthomes.org](http://www.stockporthomes.org)  
Stockport Metropolitan Borough Council — [www.stockport.gov.uk](http://www.stockport.gov.uk)  
Symphony Housing — [www.symphonycouncil.org.uk](http://www.symphonycouncil.org.uk)  
Together Housing — [www.togetherhousing.co.uk](http://www.togetherhousing.co.uk)  
Trafford Housing Trust — [www.traffordhousingtrust.co.uk](http://www.traffordhousingtrust.co.uk)  
Wigan and Leigh Housing — [www.walh.co.uk](http://www.walh.co.uk)  
Wrexham County Council — [www.wrexham.gov.uk](http://www.wrexham.gov.uk)  
Wythenshawe Community Housing Group — [www.wchg.org.uk](http://www.wchg.org.uk)  
Your Housing Group — [www.yourhousinggroup.co.uk](http://www.yourhousinggroup.co.uk)  
Cumbria Housing Partnerships (CHP) and their customers who are as follows:  
Barrow Borough Council — [www.barrowbc.gov.uk](http://www.barrowbc.gov.uk)  
Eden Housing Association — [www.edenha.org.uk](http://www.edenha.org.uk)  
Home North West — [www.homegroup.org.uk](http://www.homegroup.org.uk)  
Impact Housing Association — [www.impacthousing.org.uk](http://www.impacthousing.org.uk)  
South Lakes Housing — [www.southlakeshousing.co.uk](http://www.southlakeshousing.co.uk)  
Two Castles Housing Association — [www.twocastles.org.uk](http://www.twocastles.org.uk)  
Your Derwent and Solway Housing Association (part of Your Housing) — [www.yourhousinggroup.co.uk](http://www.yourhousinggroup.co.uk)  
EN's current customers are as follows:  
Barnsley Metropolitan Borough Council — [www.barnsley.gov.uk](http://www.barnsley.gov.uk)  
Belle Isle Tenant Management Organisation — [www.leeds.gov.uk/bitmo](http://www.leeds.gov.uk/bitmo)  
Berneslai Homes — [www.berneslaihomes.co.uk](http://www.berneslaihomes.co.uk)  
City of York Council — [www.york.gov.uk](http://www.york.gov.uk)  
Connect Housing — [www.connecthousing.org.uk](http://www.connecthousing.org.uk)  
Doncaster Metropolitan Borough Council — [www.doncaster.gov.uk](http://www.doncaster.gov.uk)  
Hambleton District Council — [www.hambleton.gov.uk](http://www.hambleton.gov.uk)  
Harrogate Borough Council — [www.harrogate.gov.uk](http://www.harrogate.gov.uk)  
Hull City Council — [www.hullcc.gov.uk](http://www.hullcc.gov.uk)  
Leeds City Council — [www.leeds.gov.uk](http://www.leeds.gov.uk)  
Leeds Federated Housing — [www.lfha.co.uk](http://www.lfha.co.uk)  
North Lincolnshire Homes — [www.ongo.co.uk/north-lincolnshire-homes](http://www.ongo.co.uk/north-lincolnshire-homes)  
Pickering and Ferens Homes — [www.pfh.org.uk](http://www.pfh.org.uk)  
Richmondshire District Council — [www.richmondshire.gov.uk](http://www.richmondshire.gov.uk)  
Rotherham Metropolitan Borough Council — [www.rotherham.gov.uk](http://www.rotherham.gov.uk)  
Selby District Council — [www.selby.gov.uk/home.asp](http://www.selby.gov.uk/home.asp)  
Sheffield City Council — [www.sheffield.gov.uk](http://www.sheffield.gov.uk)  
Shoreline Housing Partnership — [www.shorelinehp.com](http://www.shorelinehp.com)  
St Leger Homes — [www.stlegerhomes.co.uk](http://www.stlegerhomes.co.uk)

Together Housing Group — [www.togetherhousing.co.uk](http://www.togetherhousing.co.uk)

Wakefield District Housing — [www.wdh.co.uk](http://www.wdh.co.uk)

Yorkshire Housing — [www.yorkshirehousing.co.uk](http://www.yorkshirehousing.co.uk)

Re:allies reserves the right to cancel the procurement at any time and not to proceed with all or any part of the framework agreement. Re:allies will not, under any circumstances, reimburse any expense incurred by bidders in preparing their tender submissions for the framework agreement.

VI.4) **Procedures for appeal**

VI.4.1) **Body responsible for appeal procedures**

Royal Courts of Justice

The Strand

WC2A 2LL London

UNITED KINGDOM

VI.4.2) **Lodging of appeals**

Precise information on deadline(s) for lodging appeals: In accordance with Regulation 55, 87 and Chapter 6 of the Public Contracts Regulations 2015.

VI.4.3) **Service from which information about the lodging of appeals may be obtained**

Cabinet Office

70 Whitehall

SW1A 2AS London

UNITED KINGDOM

VI.5) **Date of dispatch of this notice:**

24.8.2015