

**Preliminary Market Engagement Brief**

**External Subcontractor Framework**

**Project Reference ME1**

1. **The Calico Group**

As a Group, we are unique in our structure and approach. We are made up of innovative charities and businesses, each with its own specialism and expertise across housing, healthcare, support, employability and construction.

Individually, each of these specialist services are strong, but by listening to our customers, working with them, and bringing our own lived experience to the mix, we will ensure that our support meets their specific needs and fulfils their expectations.

We combine our expertise with kindness, imagination and passion, so that we make a long-lasting impact on the lives of our customers, and an even greater social impact in our communities.

You can read more about the Group [here](https://calico.org.uk/)

1. **Ring Stones**

Ring Stones Maintenance and Construction (Ring Stones) is our values-led construction company.

We place people at the heart of our development agenda, whether community, clients or staff and we champion local communities – driven by a desire to improve the lives and futures of everyone involved in the work we do.

You can read more about Ring Stones [here](https://ringstones.co.uk/)

1. **Current Arrangements**

Ring Stones currently procures a range of works packages via an existing external subcontractor framework to support the delivery of investment and maintenance works. The works packages are:

* Groundworks
* Bricklaying
* Piling and ground beams
* Precast concrete floors and stairs
* Street lighting
* Timber frame
* Screeding
* Windows
* Doors
* Curtain walling
* Mechanical
* Electrical
* Scaffolding
* Roofing
* Plastering
* Flooring
* Painting
* Tiling
* Cleaning
* Sealants
* Insulation
* Fencing
* Landscaping
* Line marking

The works are delivered across the East Lancashire area.

The estimated annual spend across all trades is approximately £9,000,000 excluding VAT.

Some of the key challenges faced by the current procurement framework are:

* Limited availability of contractors
* Low response rates to tendered works
* Attracting new entrants to the Ring Stones supply chain
* Making the most of the social value that exists in the Ring Stones supply chain

1. **Future requirements**

Ring Stones is in the early planning stages of procuring a new external subcontractor framework with an estimated go-live date of April 2024.

The new framework will be procured in accordance with the Public Contracts Regulations 2015.

The key objectives of the new framework are:

* To obtain Value for Money
* To comply with the Public Contracts Regulations 2015
* To procure works packages efficiently and economically
* To maximise the delivery Social Value that directly benefits our communities

1. **Objectives of Preliminary Market Engagement**

The objectives of the Preliminary Market Engagement are to:

* Determine market capacity and drivers
* Establish potential Bidder interest in the new framework
* Discuss procurement options
* Establish key risks and opportunities
* Shape the content of the procurement documentation
* Design a procurement process that is aligned with market capacity and appetite

1. **Preliminary Market Engagement Process**

The Preliminary Market Engagement process shall be conducted via a 1-hour Zoom or Teams meeting with each Participant on the following dates:

* 11th May 2023
* 17th May 2023
* 25th May 2023

A maximum of 4 meeting slots are available on each day

Meetings shall be allocated on a first come first served basis to Interested Parties responding to this Brief.

Interested Parties wishing to attend shall register their interest, and the preferred meeting date, to our appointed Procurement Advisors, Clarity Procurement Solutions:

[nathan@clarityprocurement.co.uk](mailto:nathan@clarityprocurement.co.uk)

Interested Parties shall also indicate the names and positions of those wishing to attend.

1. **Important Notes**

In accordance with Regulation 40 of the Public Contracts Regulations 2015, the deliverables from this Preliminary Market Engagement may be used in the planning and conduct of the future Service procurement procedure, provided that it does not have the effect of distorting competition and does not result in a violation of the principles of non-discrimination and transparency.

Where a Participant has advised Ring Stones, whether in the context of this Preliminary Market Engagement or not, or has otherwise been involved in the preparation of the procurement procedure, Ring Stones shall take appropriate measures to ensure that competition is not distorted by the participation of that Participant.

Such measures shall include:

* The communication to the other Participants and Bidders of relevant information exchanged in the context of or resulting from the involvement of the Participant in the preparation of the procurement procedure
* The fixing of adequate time limits for the receipt of tenders

Participants shall only be excluded from the procurement procedure where there are no other means to ensure compliance with the duty to treat economic operators equally in accordance with regulation 18(1) of the Public Contracts Regulations 2015.

Prior to any such exclusion, Participants shall be given the opportunity to prove that their involvement in preparing the procurement procedure is not capable of distorting competition.

Participants shall bear their own costs and in no circumstances whatsoever shall Ring Stones become liable for any participation costs associated with this Preliminary Market Engagement. Ring Stones shall similarly not be liable in the event that any procurement process pursuant to this Preliminary Market Engagement is not undertaken, whatever the reason.

1. **Definitions**

“Bidder” – shall refer to the organisations formally invited to participate in the Tender

“Ring Stones” shall refer to Ring Stones Maintenance and Construction

“Interested Parties” shall refer to providers who express an interest in participating in the Preliminary Market Engagement

“Participants” shall refer to the providers that Ring Stones has invited to participate in this Preliminary Market Engagement

“Preliminary Market Engagement” shall refer to this exercise, undertaken in accordance with Regulations 40 and 41 of the Public Contracts Regulations 2015

“Tender” shall refer to any Tender that Ring Stones may issue subsequent to this Preliminary Market Engagement