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CONTRACT NOTICE

SECTION I: CONTRACTING AUTHORITY

I.1) NAME, ADDRESSES AND CONTACT POINT(S)

Official name: LEEDS CITY COUNCIL

Postal address: CIVIC HALL

Town: LEEDS

Postal code: LS1 1UR

Country: United Kingdom

Contact point(s): Procurement Unit

Telephone: 0113 24 76662

For the attention of: David Galloway

Email: david.galloway@leeds.gov.uk

Fax: 0113 24 74677

Internet address(es) (if applicable)

General address of the contracting authority (*URL*): www.leeds.gov.uk

Address of the buyer profile (*URL*): <http://scms.alito.co.uk>

Further information can be obtained at:

- As in above-mentioned contact point(s)
- Other: please complete Annex A.I

Specifications and additional documents (including documents for competitive dialogue and a dynamic purchasing system) can be obtained at:

- As in above-mentioned contact point(s)
- Other: please complete Annex A.II

Tenders or requests to participate must be sent to:

- As in above-mentioned contact point(s)
- Other: please complete Annex A.III

SECTION II: OBJECT OF THE CONTRACT

II.1) DESCRIPTION

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

YORbuild West Area Contractors Framework

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

(Choose one category only - works, supplies or services - which corresponds most to the specific object of your contract or purchase(s))

(a) Works

- Execution
- Design and execution
- Realisation, by whatever means of work, corresponding to the requirements specified by the contracting authorities

(b) Supplies

- Purchase
- Lease
- Rental
- Hire purchase
- A combination of these

(c) Services

Service category: No
(For service categories 1-27, please see Annex II of Directive 2004/18/EC)

Main site or location of works

Various locations within West Yorkshire

NUTS code UKE

Main place of delivery

Main place of performance

II.1.3) The notice involves

- A public contract
- The setting up of a dynamic purchasing system (DPS)
- The establishment of a framework agreement

II.1.4) Information on framework agreement (if applicable)

Framework agreement with several operators

Framework agreement with a single operator

Number , OR, if applicable, maximum number of participants to the framework agreement envisaged
65

Duration of the framework agreement:

Duration in year(s): 4 or month(s):

Justification for a framework agreement, the duration of which exceeds four years:

Estimated total value of purchases for the entire duration of the framework agreement (if applicable; give figures only):

Estimated value excluding VAT: 1331437800.00

Currency: GBP

OR Range: between and

Currency:

Frequency and value of the contracts to be awarded:(if known) :

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

A framework agreement for construction works adopting Rethinking Construction principles and including Contractor's design when required. Principles of collaborative working and partnering will be key to the relationship. The works involved are principally building works but some civil engineering works will also be included. The framework allows Local Authorities to have the option of delivering the construction elements of their Building Schools for the Future programme and Primary School Capital programme through it.

II.1.6) Common procurement vocabulary (CPV)

	Main vocabulary	Supplementary vocabulary (if applicable)
Main object	45000000	
Additional object(s)	45100000	
	45200000	
	45300000	
	45400000	
	71000000	

II.1.7) Contract covered by the Government Procurement Agreement (GPA)

yes no

II.1.8) Division into lots (for information about lots, use Annex B as many times as there are lots)

yes no

If yes, tenders should be submitted for (tick one box only)

one lot only one or more lots all lots

II.1.9) Variants will be accepted

yes no

II.2) QUANTITY OR SCOPE OF THE CONTRACT

II.2.1) Total quantity or scope (including all lots and options, if applicable)

This Framework Agreement is one of four YORbuild Framework Agreements in the Yorkshire & Humber Region (split geographically between North, East, West and South areas) established to provide all public sector bodies and third sector organisations in the Region with access to quality contractors under best practice partnering arrangements. Such access will be subject to approval by the YORbuild Framework Management Team. These public sector bodies include Central Government Departments and their Agencies, NHS bodies, Local Authorities including Unitary Authorities, Police Authorities, Fire Authorities, other Emergency services and educational Establishments (see also VI.3 Additional Information).

It is intended that the Framework Agreement will deliver a significant proportion of the civic estate construction programmes of these public sector bodies. It also allows Local Authorities the option of delivering their Building Schools for the Future and Primary School Capital programmes of works through it. However, these public sector bodies do not guarantee to award a minimum value or indeed any value of works through this framework agreement.

For indicative purposes only the potential estimated workload through the framework agreement is £1,331,437,800 broken down as shown below.

Calderdale Metropolitan Borough Council £180,000,000
City of Bradford Metropolitan Borough Council £225,000,000
City of Wakefield Metropolitan Borough Council £98,100,000
Kirklees Metropolitan Borough Council £267,000,000
Leeds City Council £310,020,000

The Framework Agreement will be initially for a period of four years but has an option of a two year extension (refer to II.2.2).

The works are divided into the six lots shown below with the indicative estimated value for the potential workload.

Lot 1 £0 to £100k- estimated potential workload £95,102,700
Lot 2 £100k to £500k- estimated potential workload £135,861,000
Lot 3 £500k to £1m- estimated potential workload £176,619,300
Lot 4 £1m to 3.5m- estimated potential workload £244,549,800
Lot 5 £3.5m to £10m- estimated potential workload £339,652,500

YORbuild West Area Contractors Framework

Lot 6 Over £10m- estimated potential workload £339,652,500

If applicable, estimated value excluding VAT (*give figures only*): 1331437800.00 Currency: GBP

OR Range: between _____ and _____ Currency: _____

II.2.2) Options (*if applicable*)

yes no

If yes, description of these options:

A 2 year extension to the framework may be required to allow the appointed contractors adequate time to recoup their significant initial investment in establishing integrated supply chains and the processes and procedures that will deliver the improvements that the clients are seeking through this framework. These include local regeneration, training and employment initiatives.

In addition there will be significant investment required from clients in undertaking the selection and evaluation process, and in particular the training of their staff and consultants to new ways of working. The partnering objectives that will form part of this framework may only be capable of achievement over longer periods of time than 4 years, not least because a number of local authorities may only start using this framework after their existing arrangements expire and as their funding for the Building Schools for the Future funding and Primary School Capital Programme becomes available.

The performance and technical capacity of the contractors will be reassessed continuously throughout the term of the Agreement. This may, at the Council's discretion, result in contractors being placed in additional lots, should they be deemed to have qualified for those lots. This will not guarantee them any work to the detriment of the contractors originally placed in those lots. Further details are set out in the Framework Tender Documents.

If known, provisional timetable for recourse to these options:

in months: 48 or days: _____ (from the award of the contract)

Number of possible renewals (*if any*): _____ or Range: between _____ and _____

II.3) DURATION OF THE CONTRACT OR TIME-LIMIT FOR COMPLETION

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

OR Starting (dd/mm/yyyy)

Completion (dd/mm/yyyy)

SECTION III: LEGAL, ECONOMIC, FINANCIAL AND TECHNICAL INFORMATION

III.1) CONDITIONS RELATING TO THE CONTRACT

III.1.1) Deposits and guarantees required *(if applicable)*

Warranties, bonds and / or parent company guarantees or similar may be required. Collateral Warranties for design/ or construction may be required. Details will be included in the framework tender documents.

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

Works will generally be funded through public funds and grants. Payment terms will be specified in the framework tender documents. Any financing arrangements required for Building Schools for the Future will be detailed in the call off contracts.

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

In the event of a group bid, each company, or firm, in the bid will be jointly and severally responsible for due performance of the contract. Detailed requirements are as set out in the pre-qualification questionnaire and framework tender documents.

III.1.4) Other particular conditions to which the performance of the contract is subject *(if applicable)*

- yes no

If **yes**, description of particular conditions

As set out in the pre-qualification questionnaire and framework tender documents.

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 requirements are met:

As set out in the pre-qualification questionnaire and framework tender documents.

III.2.2) Economic and financial capacity

Information and formalities necessary for evaluating if requirements are met:

As set out in the pre-qualification questionnaire and framework tender documents.

Minimum level(s) of standards possibly required *(if applicable)*:

As set out in the pre-qualification questionnaire and framework tender documents.

III.2.3) Technical capacity

Information and formalities necessary for evaluating if requirements are met:

As set out in the pre-qualification questionnaire and framework tender documents.

Minimum level(s) of standards possibly required *(if applicable)*:

As set out in the pre-qualification questionnaire and framework tender documents.

III.2.4) Reserved contracts *(if applicable)*

yes no

The contract is restricted to sheltered workshops

The execution of the contract is restricted to the framework of sheltered employment programmes

III.3) CONDITIONS SPECIFIC TO SERVICES CONTRACTS

III.3.1) Execution of the service is reserved to a particular profession

yes no

If yes,reference to the relevant law, regulation or administrative provision:

III.3.2) Legal entities should indicate the names and professional qualifications of the staff responsible for the execution of the service

yes no

SECTION IV: PROCEDURE

IV.1) TYPE OF PROCEDURE

IV.1.1) Type of procedure

- Open
- Restricted
- Accelerated restricted
- Negotiated

Justification for the choice of accelerated procedure:

Candidates have already been selected

- yes
- no

If yes, provide names and addresses of economic operators already selected under Section VI.3)
Additional information

- Accelerated negotiated
- Competitive dialogue

Justification for the choice of accelerated procedure:

IV.1.2) Limitations on the number of operators who will be invited to tender or to participate (restricted and negotiated procedures, competitive dialogue)

Envisaged number of operators

OR Envisaged minimum number 130 and , *if applicable*, maximum number

Objective criteria for choosing the limited number of candidates:

As set out in the pre-qualification information memorandum, pre-qualification questionnaire and framework tender documents.

IV.1.3) Reduction of the number of operators during the negotiation or dialogue (negotiated procedure, competitive dialogue)

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

- yes
- no

IV.2) AWARD CRITERIA

IV.2.1) Award criteria (please tick the relevant box(es))

Lowest price

OR

The most economically advantageous tender in terms of

the criteria stated below (the award criteria should be given with their weighting or in descending order of importance where weighting is not possible for demonstrable reasons)

the criteria stated in the specifications, in the invitation to tender or to negotiate or in the descriptive document

Criteria	Weighting	Criteria	Weighting
1.		6.	
2.		7.	
3.		8.	
4.		9.	
5.		10.	

IV.2.2) An electronic auction will be used

yes no

If yes, additional information about electronic auction (if appropriate)

IV.3) ADMINISTRATIVE INFORMATION

IV.3.1) File reference number attributed by the contracting authority (if applicable)

9172

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

yes no

If yes,

Prior information notice Notice on a buyer profile

Notice number in OJ: **IS** - of (dd/mm/yyyy)

Other previous publications (if applicable)

IV.3.3) Conditions for obtaining specifications and additional documents (except for a DPS) or descriptive document (in the case of a competitive dialogue)

Time limit for receipt of requests for documents or for accessing documents

Date: 19/01/2009 (dd/mm/yyyy)

Time: 12:00

Payable documents

yes no

If yes, price (give figures only):

Currency:

Terms and method of payment:

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

Date: 19/01/2009 (dd/mm/yyyy)

Time: 12:00

IV.3.5) Date of dispatch of invitations to tender or to participate to selected candidates (if known)
(in the case of restricted and negotiated procedures, and competitive dialogue)

Date: 01/04/2009 (dd/mm/yyyy)

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

ES	CS	DA	DE	ET	EL	EN	FR	IT	LV	LT	HU	MT	NL	PL	PT	SK	SL	FI	SV	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Other:

IV.3.7) Minimum time frame during which the tenderer must maintain the tender (open procedure)

Until: (dd/mm/yyyy)

OR Duration in month(s):

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

IV.3.8) Conditions for opening tenders

Date: (dd/mm/yyyy) Time:

Place (if applicable):

Persons authorised to be present at the opening of tenders (if applicable)

yes

no

SECTION VI: COMPLEMENTARY INFORMATION

VI.1) THIS IS A RECURRENT PROCUREMENT *(if applicable)*

yes no

If **yes**, estimated timing for further notices to be published:

VI.2) CONTRACT RELATED TO A PROJECT AND/OR PROGRAMME FINANCED BY EU FUNDS

yes no

If **yes**, reference to project(s) and/or programme(s):

Some projects may receive financial contributions from EU funds.

VI.3) ADDITIONAL INFORMATION *(if applicable)*

Application for inclusion must be made by the completion of the Pre-Qualification Questionnaire that is available from the Supplier and Contract Management System (SCMS) at <http://scms.alito.co.uk/>. Please follow the link and register using the project reference 9172 as the contract identification number. Further information is available in the Pre-Qualification Information Memorandum (which is also accessed from the SCMS link above) and Pre-Qualification Questionnaire.

Financial requirements apply as set out in the Pre-Qualification Memorandum and the Pre-Qualification Questionnaire.

It is anticipated that the framework agreement will be awarded around October 2009. However, the Council reserves the right to invite tenders at any time up to nine months from the actual date of return for the pre qualification questionnaire.

The Council reserves the right for one or more Central Government Departments and their Agencies, NHS bodies, Local Authorities including Unitary Authorities, Police Authorities, Fire Authorities, other Emergency services, educational Establishments and third sector organisations within Yorkshire & Humber to access the concluded framework agreement without creating any obligation on behalf of any of them to do so. In that event the concluded contractual relationship would be between the individual authority or third sector organisation accessing the framework agreement and the contractor. Details of such arrangements are set out in the pre-qualification memorandum and the framework tender documents.

VI.4) PROCEDURES FOR APPEAL

VI.4.1) Body responsible for appeal procedures

Official name:

Postal address:

Town:

Postal code:

Country: United Kingdom

Email:

Telephone:

Fax:

Internet address
(URL):

Body responsible for mediation procedures *(if applicable)*

Official name:

Postal address:

Town:

Postal code:

Country: United Kingdom

Email:

Telephone:

Fax:

Internet address
(URL):

VI.4.2) Lodging of appeals *(please fill heading VI.4.2 OR if need be, heading VI.4.3)*

Precise information on deadline(s) for lodging appeals:

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

Official name:

Postal address:

Town:

Postal code:

Country: United Kingdom

Email:

Telephone:

Fax:

Internet address
(URL):

VI.5) DATE OF DISPATCH OF THIS NOTICE:

05/12/2008 (dd/mm/yyyy)

ANNEX A

ADDITIONAL ADDRESSES AND CONTACT POINTS

I) ADDRESSES AND CONTACT POINTS FROM WHICH FURTHER INFORMATION CAN BE OBTAINED

Official name: LEEDS CITY COUNCIL
Postal address: CIVIC HALL
Town: LEEDS Postal code: LS1 1UR
Country: United Kingdom
Contact point(s): PROCUREMENT UNIT Telephone: 0113 24 76641
For the attention of: KATIE HUTCHISON
Email: puteam3@leeds.gov.uk Fax: 0113 24 74677
Internet address (URL): <http://scms.alito.co.uk/>

II) ADDRESSES AND CONTACT POINTS FROM WHICH SPECIFICATIONS AND ADDITIONAL DOCUMENTS (INCLUDING DOCUMENTS FOR COMPETITIVE DIALOGUE AS WELL AS A DYNAMIC PURCHASING SYSTEM) CAN BE OBTAINED

Official name: LEEDS CITY COUNCIL
Postal address: CIVIC HALL
Town: LEEDS Postal code: LS1 1UR
Country: United Kingdom
Contact point(s): PROCUREMENT UNIT Telephone: 0113 24 76641
For the attention of: KATIE HUTCHISON
Email: puteam3@leeds.gov.uk Fax: 0113 24 74677
Internet address (URL): <http://scms.alito.co.uk/>

III) ADDRESSES AND CONTACT POINTS TO WHICH TENDERS/REQUESTS TO PARTICIPATE MUST BE SENT

Official name: LEEDS CITY COUNCIL
Postal address: CIVIC HALL
Town: LEEDS Postal code: LS1 1UR
Country: United Kingdom
Contact point(s): PROCUREMENT UNIT Telephone: 0113 24 76641
For the attention of: KATIE HUTCHISON
Email: puteam3@leeds.gov.uk Fax: 0113 24 74677
Internet address (URL): <http://scms.alito.co.uk/>

