

Development & Asset Management Framework 2010:- NEW BUILD CONTRACTORS

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E-mail: ojs@publications.europa.eu Info & on-line forms: <http://simap.europa.eu>**CONTRACT NOTICE****SECTION I: CONTRACTING AUTHORITY****I.1) NAME, ADDRESSES AND CONTACT POINT(S)****Official name:** Development Framework 2010 (New Build Contractors)**Postal address:** 29-35 West Ham Lane, Stratford .**Town:** London**Postal code:** E15 4PH**Country:** United Kingdom**Contact point(s):** Procurement Department 29-35 West Ham Lane, Stratford E15 4PH.**Telephone:** 0208 522 2000**For the attention of:** Procurement Department**Email:** procurement.contact@east-thames.co.uk**Fax:** 0208 522 2001**Internet address(es) (if applicable)**General address of the contracting authority (URL): <http://www.east-thames.co.uk/>

Address of the buyer profile (URL):

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

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I.2) TYPE OF THE CONTRACTING AUTHORITY AND MAIN ACTIVITY OR ACTIVITIES

- | | |
|--|---|
| <input type="radio"/> Ministry or any other national or federal authority, including their regional or local sub-divisions | <input type="radio"/> General public services |
| <input type="radio"/> National or federal agency/office | <input type="radio"/> Defence |
| <input type="radio"/> Regional or local authority | <input type="radio"/> Public order and safety |
| <input type="radio"/> Regional or local agency/office | <input type="radio"/> Environment |
| <input checked="" type="radio"/> Body governed by public law | <input type="radio"/> Economic and financial affairs |
| <input type="radio"/> European institution/agency or international organisation | <input type="radio"/> Health |
| <input type="radio"/> Other (<i>please specify</i>): | <input checked="" type="radio"/> Housing and community amenities |
| | <input type="radio"/> Social protection |
| | <input type="radio"/> Recreation, culture and religion |
| | <input type="radio"/> Education |
| | <input checked="" type="radio"/> Other (<i>please specify</i>): |
| | Mixed-use and mixed tenure buildings normally in association with residential development |

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

- ☒ yes ☐ no

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SECTION II: OBJECT OF THE CONTRACT

II.1) DESCRIPTION

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

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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))

<input checked="" type="radio"/> (a) Works <input type="radio"/> Execution <input checked="" type="radio"/> Design and execution <input type="radio"/> Realisation, by whatever means of work, corresponding to the requirements specified by the contracting authorities	<input type="radio"/> (b) Supplies <input type="radio"/> Purchase <input type="radio"/> Lease <input type="radio"/> Rental <input type="radio"/> Hire purchase <input type="radio"/> A combination of these	<input type="radio"/> (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 East London and Essex and bordering areas/authorities NUTS code UKI	Main place of delivery	Main place of performance

II.1.3) The notice involves

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

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

<input checked="" type="radio"/> Framework agreement with several operators Number OR, if applicable, maximum number of participants to the framework agreement envisaged 8	<input type="radio"/> Framework agreement with a single operator
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Duration of the framework agreement:

Duration in year(s): or month(s): 48

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:	Currency:
OR Range: between 70000000.00 and 300000000.00	Currency: GBP
Frequency and value of the contracts to be awarded: (if known):	

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

East Thames is a registered social landlord and social regeneration charity with more than 13,500 homes. But we're more than just a landlord - we also build new homes, provide care and support services and offer employment, training and community programmes.

Our mission is 'to make a positive and lasting contribution to the neighbourhoods in which we work'.

Our focus is firmly on east London and Essex. This has been the case since we started as a small housing association in 1979, and that commitment hasn't changed.

Full details of East Thames development operations can be found at:

<http://www.east-thames.co.uk/development>

For details of East Thames design requirements and philosophy please refer to the Design Guide included with this PQQ

East Thames wishes to establish a framework agreement to service the requirement for new build properties over the 4 years from March 2011.

The framework is divided into two lots, by value of construction;

1. £ 0 – 5 million

2. £ 5 million plus

East Thames is looking to appoint in the order of 5 contractors to each lot.

In addition there will be appointments of 'reserve' contractors as part of this exercise to allow East Thames flexibility in terms of management of contractor performance.

Note that at this time the number of appointees is flexible and should not be taken as a final figure but only as an indication of East Thames thoughts at this time; numbers may change.

Note that whilst the bulk of the likely requirement is for New Build this may encompass some element of refurbishment where a new development design incorporates some existing structures.

Note that there is no guarantee of work under any framework set up as a result of this procurement exercise.

The Framework Objectives are:

(a) zero health and safety incidents;

(b) team-working and consideration for others, including quality and diversity considerations;

(c) greater predictability of out-turn cost and programme;

(d) improvements in quality, productivity and value for money;

(e) improvements in environmental performance, sustainability and reductions in environmental impact;

(f) improvements in the carrying out of the works with particular regard to the rectification of defects in a timely manner; leading to right first time with zero defects;

(g) the avoidance of disputes;

(h) ETG satisfaction with the performance of the framework constructors;

(i) to work in a spirit of continuous improvement to continually improve value for money, quality and best value;

(j) adopt, where appropriate, Modern Methods of Construction, including off-site manufacturing;

(k) consider and adopt any efficiency initiatives ETG may bring to the attention of framework constructors;

(l) promote innovation and its benefits; and

(m) a commitment to social responsibility in construction.

The framework will be for use by:-

East Thames Group Limited including subsidiaries ('East Thames Group')

East Thames Group development partners

London and Eastern region county councils, local authorities, district and borough councils

Development corporations and agencies

Other public sector entities wishing to construct property including but not limited to:

Members of Buy4London

Members of G15

London and Eastern region Registered Social Landlords ('RSLs')

MHS Homes (formerly Medway Housing Society)

North London Muslim Housing Association Limited;

Bahay Kubo Housing Association Limited;

Spitalfields Housing Association Limited;

Westcoast Housing and Training Limited;

Tamil Community Housing Association Limited;

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Arhag Housing Association Limited;
The Industrial Dwellings Society (1885) Limited; and,
Karin Housing Association Limited.
Broxbourne Housing Association Limited
Estuary Housing Association Limited

NOTE:- All communications and PQQ/Tender activity will be via the RICS eTendering solution. Please note that the site may indicate that consortia Expressions of Interest / Tenders are disallowed. This is a technical glitch and is incorrect; provision has been made to accommodate consortia subject to the instructions issued in the documentation.

NOTE:- This opportunity is accessible via eTendering. The eTendering system can be accessed at:-
<https://www.ricsetendering.com/>

Suppliers will need to create an account. To do this follow the links for Supplier Registration:

Once registered suppliers must search for open PQQS. There may be several available. The relevant title is:-
project_17153 - Development Framework 2010 (New Build Contractor)

You will need to complete a series of questionnaires and upload responses.

To assist in the completion there are a number of templates and guidance documents available to download.

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II.1.6) Common procurement vocabulary (CPV)

	Main vocabulary	Supplementary vocabulary (if applicable)
Main object	45210000	
Additional object(s)	45211000	
	45211200	
	45211360	

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)

While the contracting authority cannot guarantee volumes it is estimated that the complete value of contracts likely to be called off against this Framework Agreement can be reasonably stated as below.

If applicable, estimated value excluding VAT (give figures only):		Currency:
OR Range: between	and 300000000.00	Currency: GBP
70000000.00		

II.2.2) Options (if applicable)

☐ yes ☒ no

If yes, description of these options:

If known, provisional timetable for recourse to these options:		
in months:	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)	

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SECTION III: LEGAL, ECONOMIC, FINANCIAL AND TECHNICAL INFORMATION

III.1) CONDITIONS RELATING TO THE CONTRACT

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

To be provided in the Contract Documents

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

To be provided in the Contract Documents

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

Where a consortium or other grouping of suppliers submits a bid, such consortia or grouping must nominate a lead organisation to deal with East Thames on all matters relating to the the Framework Agreement. All consortium members or grouping will be required to be jointly and severally liable in respect to the obligations and liabilities relating to the Framework Agreement.

Where a consortium or other grouping of suppliers submits a bid, such consortium or grouping must provide to the contracting authority with the consortium's completed PQQ an undertaking from each member on headed paper that the resources necessary to perform the contract will be available.

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

The successful framework contractors will be required to actively participate in the achievement of social and/or environmental policy objectives including the recruitment and training and the support or employment of apprentices, long-term job seekers, school leavers, residents and small and medium enterprises. Accordingly, the contract performance conditions will relate in particular to social and environmental considerations

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:

Details are provided in the PQQ

III.2.2) Economic and financial capacity

Information and formalities necessary for evaluating if requirements are met:

Details are provided in the PQQ

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

III.2.3) Technical capacity

Information and formalities necessary for evaluating if requirements are met:

Details are provided in the PQQ

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

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

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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

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SECTION IV: PROCEDURE

IV.1) TYPE OF PROCEDURE

IV.1.1) Type of procedure

<input type="radio"/> Open	
<input checked="" type="radio"/> Restricted	
<input type="radio"/> Accelerated restricted	Justification for the choice of accelerated procedure:
<input type="radio"/> Negotiated	Candidates have already been selected <input type="radio"/> yes <input type="radio"/> no <i>If yes, provide names and addresses of economic operators already selected under Section VI.3)</i> <i>Additional information</i>
<input type="radio"/> Accelerated negotiated	Justification for the choice of accelerated procedure:
<input type="radio"/> Competitive dialogue	

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 5 and , if applicable, maximum number 25
Objective criteria for choosing the limited number of candidates: Details are provided in the PQQ

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

Development & Asset Management Framework 2010:- NEW BUILD CONTRACTORS**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)*[The Contracting Authority reserves the right to use eAuction\(s\)](#)**IV.3) ADMINISTRATIVE INFORMATION****IV.3.1) File reference number attributed by the contracting authority** *(if applicable)*

N/A

IV.3.2) Previous publication(s) concerning the same contract☐ yes ☒ no**If yes**,

<input type="radio"/> Prior information notice	<input type="radio"/> Notice on a buyer profile
Notice number in OJ:	of (dd/mm/yyyy)
<input type="radio"/> 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: 11/11/2010 (dd/mm/yyyy)	Time: 16:30
Payable documents	
<input type="radio"/> yes <input checked="" type="radio"/> no	
If yes , price <i>(give figures only)</i> :	Currency:
Terms and method of payment:	

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

Date: 11/11/2010 (dd/mm/yyyy) Time: 16:30

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: 13/12/2010 (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="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

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

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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):

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

PQQs will be issued and should be returned via East Thames' selected Electronic Tendering Tool ('ETT'). Details regarding the operation of the ETS are contained within the PQQ.

NOTE:- This opportunity is accessible via eTendering. The eTendering system can be accessed at:-

<https://www.ricsetendering.com/>

Suppliers will need to create an account. To do this follow the links for Supplier Registration:

Once registered suppliers must search for open PQQS. There may be several available. The relevant title is:- project_17153 - Development Framework 2010 (New Build Contractor)

You will need to complete a series of questionnaires and upload responses.

To assist in the completion there are a number of templates and guidance documents available to download.

East Thames reserves the right not to award a framework agreement or award a framework agreement or framework agreements for part or part of the works only. Applicants should note that the award of a framework agreement is not a guarantee of work

VI.4) PROCEDURES FOR APPEAL**VI.4.1) Body responsible for appeal procedures**

Official name: [High Court of England and Wales](#)

Postal address:

Town:

Postal code:

Country: [United Kingdom](#)

Telephone:

Email:

Fax:

Internet address (URL):

Body responsible for mediation procedures *(if applicable)*

Official name:

Postal address:

Town:

Postal code:

Country:

Telephone:

Email:

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:

The contracting authority will observe a standstill period following the award of the contract and conduct itself in respect of any appeals in accordance with the Public Contracts Regulations 2006 (as amended by the Public Contracts (Amendment) Regulations 2009).

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VI.4.3) Service from which information about the lodging of appeals may be obtainedOfficial name: [OGC](#)

Postal address:

Town:

Postal code:

Country: [United Kingdom](#)

Telephone:

Email:

Fax:

Internet address (URL): www.ogc.gov.uk/**VI.5) DATE OF DISPATCH OF THIS NOTICE:**[07/10/2010](#) (dd/mm/yyyy)

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ANNEX A**ADDITIONAL ADDRESSES AND CONTACT POINTS****I) ADDRESSES AND CONTACT POINTS FROM WHICH FURTHER INFORMATION CAN BE OBTAINED**

Official name: [RICS eTendering Website](#)
Postal address: <https://www.ricsetendering.com/web/login.shtml>
Town: [N/A](#) Postal code:
Country: [United Kingdom](#)
Contact point(s): <https://www.ricsetendering.com/web/login.shtml> Telephone:
For the attention of:
Email: Fax:
Internet address (URL): <https://www.ricsetendering.com/web/login.shtml>

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: [RICS eTendering Website](#)
Postal address: <https://www.ricsetendering.com/web/login.shtml>
Town: [N/A](#) Postal code:
Country: [United Kingdom](#)
Contact point(s): <https://www.ricsetendering.com/web/login.shtml> Telephone:
For the attention of:
Email: Fax:
Internet address (URL): <https://www.ricsetendering.com/web/login.shtml>

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

Official name: [RICS eTendering Website](#)
Postal address: <https://www.ricsetendering.com/web/login.shtml>
Town: [N/A](#) Postal code:
Country: [United Kingdom](#)
Contact point(s): <https://www.ricsetendering.com/web/login.shtml> Telephone:
For the attention of:
Email: Fax:
Internet address (URL): <https://www.ricsetendering.com/web/login.shtml>

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ANNEX B (1)

INFORMATION ABOUT LOTS

LOT NO 1 TITLE New Build (To £ 5,000,000.00 Build Cost)

1) SHORT DESCRIPTION

LOT 1:- New Build (To £ 5,000,000.00 Build Cost)

Content

This Lot encompasses;

o New Build works including preparatory work required for a new building (demolitions, land decontamination, remediation works)

o Size of development to be to a value of not more than £ 5,000,000.00.

New Build works are most likely to be carried out on a design and build basis, although some projects may be carried out on the basis of a traditional 2 stage approach.

Contract form for a call of contract is likely to be JCT though other commonly used forms will be in scope.

Property may be commercial or residential or a mixture of the two.

Some refurbishment activity may be required where a development is retaining some pre-existing structures.

Development may involve other development partners though is more likely to be only the single framework user

Projects/Works undertaken by appointees to this panel are likely to be characterised by a low to medium level of complexity and one or two phases.

They are likely to involve some stakeholder (specifically including residents) consultation.

2) COMMON PROCUREMENT VOCABULARY (CPV)

	Main vocabulary	Supplementary vocabulary (if applicable)
Main object	45210000	
Additional object(s)	45211000	
	45211200	
	45211360	

3) QUANTITY OR SCOPE

If applicable, estimated value excluding VAT (give figures only):		Currency:
OR Range: between	and 50000000.00	Currency: GBP
10000000.00		

4) INDICATION ABOUT DIFFERENT DATE FOR DURATION OF CONTRACT OR STARTING/COMPLETION (if applicable)

Duration in months:	or days:	(from the award of the contract)
OR Starting	(dd/mm/yyyy)	
Completion	(dd/mm/yyyy)	

5) ADDITIONAL INFORMATION ABOUT LOTS

NOTE:- This opportunity is accessible via eTendering. The eTendering system can be accessed at:- <https://www.ricsetendering.com/>

Suppliers will need to create an account. To do this follow the links for Supplier Registration:

Once registered suppliers must search for open PQQS. There may be several available. The relevant title is:- project_17153 - Development Framework 2010 (New Build Contractor)

You will need to complete a series of questionnaires and upload responses.

To assist in the completion there are a number of templates and guidance documents available to download.

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ANNEX B (2)

INFORMATION ABOUT LOTS

LOT NO 2 TITLE New Build (£ 5,000,000.00 Plus Build Cost)

1) SHORT DESCRIPTION

This Lot encompasses;

o New Build works including preparatory work required for a new building (demolitions, land decontamination, remediation works)

o Size of development to be not less than £ 5,000.000.00 Build Cost

New Build works are most likely to be carried out on a design and build basis, although some projects may be carried out on the basis of a traditional 2 stage approach.

Contract form for a call of contract is likely to be JCT though other commonly used forms will be in scope.

Property may be commercial or residential or a mixture of the two.

Some refurbishment activity may be required where a development is retaining some pre-existing structures.

Development may involve other development partners though is more likely to be only the single framework user

Projects/Works undertaken by appointees to this panel are likely to be characterised by a medium to high level of complexity and multi-phase projects are likely

They are likely to involve some stakeholder (specifically including residents/communities) consultation.

2) COMMON PROCUREMENT VOCABULARY (CPV)

	Main vocabulary	Supplementary vocabulary (if applicable)
Main object	45210000	
Additional object(s)	45211000	
	45211200	
	45211360	

3) QUANTITY OR SCOPE

<i>If applicable, estimated value excluding VAT (give figures only):</i>		Currency:
OR Range: between	and 250000000.00	Currency: GBP
60000000.00		

4) INDICATION ABOUT DIFFERENT DATE FOR DURATION OF CONTRACT OR STARTING/COMPLETION (if applicable)

Duration in months:	or days:	(from the award of the contract)
OR Starting	(dd/mm/yyyy)	
Completion	(dd/mm/yyyy)	

5) ADDITIONAL INFORMATION ABOUT LOTS

NOTE:- This opportunity is accessible via eTendering. The eTendering system can be accessed at:-

<https://www.ricsetendering.com/>

Suppliers will need to create an account. To do this follow the links for Supplier Registration:

Once registered suppliers must search for open PQQS. There may be several available. The relevant title is:- project_17153 - Development Framework 2010 (New Build Contractor)

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