

Forenede Kongerige, Det-Manchester: Reparations- og vedligeholdelsestjenester

OJ S 45/2021 05/03/2021

Bekendtgørelse om indgåede kontrakter**Tjenesteydelser****Retsgrundlag:**

Direktiv 2014/24/EU

Del I: Ordregivende myndighed

I.1. Navn og adresser

Officielt navn: Manchester City Council

Postadresse: Room 407, Town Hall

By: Manchester

NUTS-kode: UKD33 Manchester

Postnummer: M60 2JR

Land: Det Forenede Kongerige

Kontaktperson: Mr Neil Davies

E-mail: neil.davies@manchester.gov.uk

Fax: +44 1612747343

Internetadresse(r):Overordnet internetadresse: <http://www.manchester.gov.uk>Internetadresse for køberprofilen: <http://www.manchester.gov.uk>**I.2. Information om fælles indkøb**

Kontrakten tildeles af en indkøbscentral

I.4. Type ordregivende myndighed

Offentligretligt organ

I.5. Hovedaktivitet

Boliger og offentlige faciliteter

Del II: Genstand

II.1. Udbuddets omfang**II.1.1. Betegnelse**

TC1072 Repairs and Maintenance Services to Northwards Housing Managed Stock and Leasehold Properties and New Adaptations Across All Manchester City Council Housing (2021 — 2024)

Sagsnr.: 2020/S 209-511810

II.1.2. Hoved-CPV-kode

50000000 Reparations- og vedligeholdelsestjenester

II.1.3. Kontrakttype

Tjenesteydelser

II.1.4. Kort beskrivelse

This contract consists of statutory and recommended servicing, responsive repairs, security, minor renewals, improvements and new adaptations to the Manchester City Council housing stock which is managed by Northwards Housing Ltd, including communal areas and garages, tenanted and void, arising from its general requirements and statutory and common law duties as landlord, as may be ordered from time to time. An emergency service is also required which includes having a call out facility 24 hours a day, 365 days a year.

II.1.6. Oplysninger om delkontrakter

Kontrakten er opdelt i delkontrakter: nej

II.1.7. Udbuddets samlede værdi

Værdi eksklusiv moms: 33 195 137,00 GBP

II.2. Beskrivelse

II.2.3. Udførelsessted

NUTS-kode: UKD33 Manchester

II.2.4. Beskrivelse af udbuddet

Manchester City Council and Northwards Housing Ltd (NHL) wish to engage a contractor /service provider to undertake repairs and maintenance services to Northwards Housing area managed stock and leaseholder properties. NHL is the company established to act as an Arm's Length Management Organisation (ALMO) for Manchester City Council's housing in north Manchester and the procurement exercise is for both bodies as the Council is acting on its own behalf and on behalf of NHL. The framework contract will comprise recommended and statutory servicing, day to day repairs and maintenance including void property and minor works repairs, execution of general building works, emergency call outs and an out of hours service, including the following:

All aspects of repairs and maintenance services to domestic dwellings and communal areas including: gas appliance maintenance services; repair and maintenance services for central heating; repairs and maintenance of building installations including typical works listed here but, not limited to:

- asbestos surveying, sampling, reporting, removal and encapsulation,
- plumbing installation and repairs including above and below ground drainage and rainwater goods,
- plastering and dry lining,
- joinery and carpentry installation and repairs,
- bricklaying, pointing and associated lintels, flashings cavity tray installs, etc.,
- roofing and roof-line repairs,
- chimney demolition, renewals and repairs; gas fitting installations and repairs,
- electrical installation and repairs,
- groundworks and concrete foundations work,
- concrete flooring and paving,
- asphalt tanking, flooring and paving,
- tarmac paving repairs,
- fencing installation and repair — concrete, steel and timber,
- internal insulation installation,
- external wall insulation and render repair works,
- external re-decoration,
- internal re-decoration,
- PVCu and composite doors and window installation and repairs,
- double and single glazing,

- metalwork including aluminium window system repairs,
- scaffolding and working at height tasks,
- occasional demolitions of chimneys, roofs, garages, sheds and walls and occasional propping and structural repairs of various types.

There is also multi-trade work to install and maintain fire precautions installations which involves work to improve and repair fire stopping and compartmentation elements throughout the NHL housing stock.

In addition, there is specialist commercial and multi-story mechanical and electrical engineering services including repairs and servicing of: lifts, gas, commercial heating systems, Switch 2 metered heating system, solar thermal heating, photo voltaic panel systems and inverters, ground source heating systems, air source heating systems, heat exchanger systems, commercial burglar alarms, door entry systems, automatic gates, panic alarm systems, fire alarm systems, air conditioning systems, TV aerials and satellite systems, legionella and water quality Testing, PAT testing, electrical inspection condition tests and reports, lightning protection, portable fire equipment, fire stopping, dry risers, fire alarm detection systems, auto operated ventilation systems, sprinkler systems, hearing loop systems. The contract work also includes new adaptations installation work (excluding lifts/hoists) to potentially any of the Council's HRA properties, three Housing PFIs and other managed properties. This work includes minor disabled adaptations works and occasional major works which could involve extending or altering existing building layouts.

The contract will involve approximately 12 312 council housing stock managed by NHL as at 31 March 2020. Repairs are also required for an additional 450 leaseholders as at 31 March 2020. The contract may include extra properties, in the future, if the Council needs to add further residential units for new build, or at the end of other existing management agreements. Properties may be removed from the contract at any time through Right to Buy (RTB) sales, government required sales of empty homes and strategic disposals. Two tenant management Organisations (Avro Hollows TMO and SHOUT TMO) who manage approximately 415 properties may, in addition, access and/or utilise the contract. A list of potential addresses is included on the Chest.

The initial contract period will be 3 years with possible options to extend thereafter for up to an additional 3 years. The anticipated services commencement date is 3 April 2021.

II.2.5. Tildelingskriterier

Kvalitetskriterium - Navn: Price / Vægtning: 35 %

Kvalitetskriterium - Navn: Quality / Vægtning: 35 %

Kvalitetskriterium - Navn: Social value including climate change / Vægtning: 30 %

Pris - Vægtning: 35 %

II.2.11. Oplysninger om optioner

Optioner: nej

II.2.13. Oplysninger om EU-midler

Udbuddet vedrører et EU-finansieret projekt og/eller program: nej

II.2.14. Yderligere oplysninger

Del IV: Procedure

IV.1. Beskrivelse

IV.1.1. Proceduretype

Offentligt udbud

IV.1.3. Oplysninger om rammeaftale eller dynamisk indkøbssystem

IV.1.8. Oplysninger om GPA-aftalen om offentlige udbud

Dette udbud er omfattet af GPA-aftalen: ja

IV.2. Administrative oplysninger

IV.2.1. Tidligere offentliggørelse om samme kontrakt

Bekendtgørelsens nummer i EUT S: [2020/S 209-511810](#)

IV.2.8. Oplysninger om opsigelse af dynamisk indkøbssystem

IV.2.9. Oplysninger om ophør af indkaldelse af tilbud i form af en forhåndsmeddelelse

Del V: Kontrakttildeling

Kontraktnr.: TC 1072 Repairs and Maintenance Services for Manchester City Council Housing (2021 - 2024)

En kontrakt/delkontrakt tildeles: ja

V.2. Kontrakttildeling

V.2.1. Dato for indgåelse af kontrakten

23/02/2021

V.2.2. Oplysninger om tilbud

Antal modtagne tilbud: 2

Antal tilbud modtaget fra SMV'er: 0

Antal tilbud modtaget fra tilbudsgivere fra andre EU-medlemsstater: 0

Antal tilbud modtaget fra tilbudsgivere fra ikke-EU-medlemsstater: 0

Antal tilbud modtaget elektronisk: 2

Kontrakten er blevet tildelt en sammenslutning af økonomiske aktører: nej

V.2.3. Kontrahentens navn og adresse

Officielt navn: ENGIE Regeneration Ltd

Postadresse: Shared Services Centre, Q3 Office, Quorum Business Park, Benton Lane

By: Newcastle upon Tyne

NUTS-kode: UKD33 Manchester

Postnummer: NE12 8EX

Land: Det Forenede Kongerige

Kontrahenten er en SMV: nej

V.2.4. Oplysninger om kontraktens/delkontraktens værdi

Kontraktens/delaftalens samlede værdi: 33 195 137,00 GBP

V.2.5. Oplysninger om underentreprise

Del VI: Supplerende oplysninger

VI.3. Yderligere oplysninger

VI.4. Klageprocedurer

VI.4.1. Organ med ansvar for klageprocedurerne

Officielt navn: Manchester City Council

By: Manchester

Land: Det Forenede Kongerige

VI.5. Dato for afsendelse af denne bekendtgørelse

01/03/2021