

**United Kingdom-Poynton: Lift-maintenance services**

OJ S 2/2016 05/01/2016

Contract notice

Services

Directive 2004/18/EC

**Section I: Contracting authority**

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**I.1. Name and addresses**

Official name: 'Johnnie' Johnson Housing Trust

Postal address: Astra House, Spinners Lane, Cheshire

Town: Poynton

Postal code: SK12 1GA

Country: United Kingdom

Contact person: Rand Associates Consultancy Services Ltd

For the attention of: Jeremy Lake

E-mail: [etenders@rand-associates.co.uk](mailto:etenders@rand-associates.co.uk)

Telephone: +44 1737249475

Fax: +44 1737242012

**Internet address(es):**General address of the contracting authority: [www.jjhousing.co.uk](http://www.jjhousing.co.uk)Address of the buyer profile: <http://www.jjhousing.co.uk>Electronic access to information: <https://etenders.rand-associates.co.uk>Electronic submission of tenders and requests to participate: <https://etenders.rand-associates.co.uk>**Additional information can be obtained from:**

the abovementioned address

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

the abovementioned address

**Tenders or requests to participate must be submitted:** the abovementioned address**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: no

**Section II: Object of the contract**

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**II.1. Description****II.1.1. Title attributed to the contract by the contracting authority**

Passenger Lift and Stairlift Service and Maintenance Contract.

**II.1.2. Type of contract and place of performance or delivery**

Services

Service category No 1: Maintenance and repair services

Main site or place of performance: Various Schemes in Greater Manchester, Lancashire, Merseyside, South Yorkshire, West Yorkshire, County Durham, Northumberland, Denbighshire, Hertfordshire, Derbyshire and Nottinghamshire.

NUTS code UKD North West (England),UKC North East (England),UKE Yorkshire and the Humber,UKF East Midlands (England),UKL Wales

### **II.1.3. Information about a framework agreement or a dynamic purchasing system**

The notice involves a public contract

### **II.1.4. Information about framework agreement**

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

The Contracting Authority owns and manages more than 130 general needs, sheltered and supported housing schemes in and around Merseyside, Lancashire, Greater Manchester, West and South Yorkshire, Northumberland, County Durham, Derbyshire, Nottinghamshire, Denbighshire and Hertfordshire. The Contracting Authority 's mission is to create strong and sustainable communities where people flourish and they are committed to making a positive difference to peoples lives. The quality of the Passenger Lift and Stairlift servicing and maintenance contract the Contracting Authority provides is therefore of paramount importance in ensuring customer satisfaction in the services they provide. The Contracting Authority are seeking therefore to appoint a Service Provider who can deliver the Passenger Lift and Stairlift to the highest possible standards and can demonstrate to the satisfaction of the Contracting Authority a proven track record in the delivery of these services. The successful Service Provider must be able to show a commitment to providing effective services that provide value for money to the Trust and its tenants and customers. The successful Service Provider will need to have demonstrated a commitment to addressing welfare to work /worklessness, focussing on the young and long unemployed. The proposed contract period will be 5 years commencing on or about the 1.4.2016 and with the option for an extension to this initial period of up to a further 5 years, all subject to provision of early termination including a break clause and annual renewals based on meeting and maintaining Key Performance Indicators. The Contracting Authority reserves the right to withdraw from this procurement procedure at anytime without awarding a contract. Applicants are to be responsible for all of the costs and expenses they incur as a result of participating in this procurement process irrespective of whether the procedure is complete or is abandoned without any appointment.

#### **II.1.6. CPV code(s)**

50750000 Lift-maintenance services, 51511100 Installation services of lifting equipment, 42400000 Lifting and handling equipment and parts, 42416100 Lifts, 42416110 Bath lifts, 42416300 Hoists

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

The procurement is covered by the Government Procurement Agreement: no

### **II.1.8. Lots**

This contract is divided into lots: no

### **II.1.9. Information about variants**

Variants will be accepted: no

## **II.2. Scope of the procurement**

### **II.2.1.**

### **Total quantity or scope**

The Contracting Authority requires Passenger Lift periodic inspection, testing, servicing and routine and responsive maintenance including 24/7 out of hours emergency callouts and repairs to breakdowns both during and outside normal working hours including ad-hoc refurbishment, upgrades and renewals to principal components in respect of the 80 passenger lifts it provides to some 74 of its general needs, sheltered and supported housing schemes and to its head office, in addition it provides and has the maintenance responsibility for some 36 stairlifts and a number of disability hoists.

Further details of the scope of works is included in the Procurement Documentation.

Economic Operators are advised that the terms of the Transfer of Undertakings (Protection of Employment) Regulations may apply to the existing workforce employed by the incumbent contractor in relation to the works to be performed by the successful economic operator under the proposed new contract.

The Contract will be based on the NHF Form of Contract 2011 (rev 3:2015) (Communal Mechanical and Electrical) incorporating as aspects of the M3NHF Schedule of Rates: Lift maintenance Version 6.3.

Estimated value excluding VAT:

Range: between 3 100 000 and 3 600 000 GBP

### **II.2.2. Information about options**

Options: yes

Description of options: The Contracting Authority will have the Option to extend the Contract period from its initial 5 year term by a period of up to 5 further years by means of 1 or more extensions.

Provisional timetable for recourse to these options:  
in months: 60 (from the award of the contract)

### **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: 120 (from the award of the contract)

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

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### **III.1. Conditions related to the contract**

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

Parent company guarantees, performance bonds, warranties and or deposits may be required by the contracting authority and details are as set out in the Procurement Documentation (ITT).

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

As detailed in the Procurement Documentation.

#### **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 economic operators submitting an acceptable offer it will be necessary for them to provide an undertaking that each organisation will be jointly and severally responsible for the due performance of the contract.

Such undertaking will be in addition to the requirement to provide other deposits and guarantees required by the contracting authority for the due performance of the contract.

#### **III.1.4. Contract performance conditions**

The performance of the contract is subject to particular conditions: yes

Description of particular conditions: As detailed in the Procurement Documentation, these may include conditions relating to environmental and social requirements.

#### **III.2. Conditions for participation**

##### **III.2.1. Suitability to pursue the professional activity, including requirements relating to enrolment on professional or trade registers**

List and brief description of conditions: All Economic Operators responding to this notice will be required as part of the Procurement Documentation to complete a Financial, and Technical Capacity and Capability Statement to be completed requiring financial and technical capacity data.

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

List and brief description of conditions: The information and formalities set out in Article 47 of Directive 2004/18/ EC and the Public Contracts Regulations 2015.

These requirements are set out in the Statement referred to in 111.2.1 above.

Minimum level(s) of standards possibly required: These are set out in the Statement. Minimum level(s) of standards possibly required:

A minimum annual turnover of 500 000 GBP.

##### **III.2.3. Technical and professional ability**

List and brief description of conditions:

The information and formalities set out in Article 48 of Directive 2004/18/EC and the Public Contracts Regulations 2015.

These requirements are set out in the Statement referred to in 111.2.1.

Minimum level(s) of standards possibly required:

These are set out in the Statement.

##### **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: yes

Reference to the relevant law, regulation or administrative provision: EN81-81-80, EN81-28, EN81-115-2, EN13015, BS 5655, BS 7255, BS 7801,

Lift Regulations 1997: The Provision and Use of Work Equipment Regulations 1998 (PUWER);

The Lifting Operations and lifting Equipment Regulations 1998 (LOLER) and Safety

Assessment Executive Federation (SAFED);

LEIA Maintenance Code of Practice.

##### **III.3.2. Information about staff responsible for the performance of the contract**

Obligation to indicate the names and professional qualifications of the staff assigned to performing the contract: no

### **Section IV: Procedure**

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#### **IV.1. Type of procedure**

##### **IV.1.1. Type of procedure**

Open

**IV.1.2. Information about the limits on the number of candidates to be invited**

**IV.1.3. Information about reduction of the number of solutions or tenders during negotiation or dialogue**

**IV.2. Award criteria**

**IV.2.1. Award criteria**

The most economically advantageous tender in terms of Price is not the only award criterion and all criteria are stated only in the procurement documents

**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 concerning this procedure**

**Notice on a buyer profile**

Notice number in the OJ S: [2015/S 221-403063](#) of 14.11.2015

**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: 1.2.2016

Payable documents: no

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

8.2.2016 - 13:00

**IV.3.5. Estimated date of dispatch of invitations to tender or to participate to selected candidates**

**IV.3.6. Languages in which tenders or requests to participate may be submitted**

Any EU official language

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

Duration in months: 6 (from the date stated for receipt of tender)

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

**Section VI: Complementary information**

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**VI.1. Information about recurrence**

This is a recurrent procurement: no

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

The procurement is related to a project and/or programme financed by European Union funds: no

**VI.3. Additional information**

All procurement documentation can be downloaded from <https://etenders.rand-associates.co.uk>

[eTenders@Rand](mailto:etenders@rand) is Rand Associates Consultancy Services Ltd's e-procurement portal (the 'Portal') for downloading/submission of procurement documentation in respect of pre-qualification and tenders, and communicating requests for and responses to clarification. All requests for procurement documentation, communications and submission of pre-qualifications and tenders must be made via the Portal, which can be accessed at <https://etenders.rand-associates.co.uk> by registering and creating an account.

After creating an account, economic operators will receive an email with a link to activate their account.

Once activated and logged in, economic operators will need the following code to register for the Tender Documentation: JJHTLIFT2015

Economic operators may seek clarification where they consider any part of the documentation or any other aspect of this procurement is unclear.

All queries and any clarification must be communicated using the secure email messaging function within the Portal, but to be received no later than 13:00 on 1.2.2016.

This will provide an audit trail of all clarification requests and responses issued. It will not be possible to respond to any queries received after that stipulated date and time.

Having registered and created an account it is the economic operators' responsibility to regularly monitor communications raised and issued through the Portal.

Responses to requests for clarification will be communicated by Rand Associates Consultancy Services Ltd to all economic operators through the Portal secure email messaging system.

The identity of the economic operator seeking clarification will not be disclosed to other economic operators.

When uploading tender submission documentation, economic operators must be aware of any speed limitations of their internet connection, system configuration and general web traffic etc., as these may impact on the time taken to complete the transaction.

Uploading of submissions must be completed by the deadline closing date and time.

Do not wait until too near the closing time on the return date.

The closing deadline for uploading completed tender submissions is 13.00 hours on 8.2.2016.

Please note that the Portal will not permit submissions to be uploaded after the closing deadline.

Submission documents will be visible to the representatives of the contracting authority and Rand Associates Consultancy Services Ltd only after the closing deadline.

Should users have any queries, or experience difficulties with the registration or download /upload system, they should contact the [eTenders@Rand](mailto:etenders@rand) helpdesk by calling +44 1737225077 (ask for Paul Dugdale or Jonathan Case) or email [etenders@rand-associates.co.uk](mailto:etenders@rand-associates.co.uk)

#### **VI.4. Procedures for review**

##### **VI.4.1. Review body**

Official name: Royal Courts of Justice

Postal address: The Strand

Town: London

Postal code: WC2A 2LL

Country: United Kingdom

Telephone: +44 2079476000

##### **Body responsible for mediation procedures**

Official name: Royal Courts of Justice

Postal address: The Strand

Town: London

Postal code: WC2A 2LL  
Country: United Kingdom  
Telephone: +44 2079476000

#### **VI.4.2. Review procedure**

Precise information on deadline(s) for review procedures: In accordance with the Public Contracts Regulations 2015.

The contracting authority will incorporate a minimum 10 calendar day standstill period at the time information on the award of the contract is communicated to economic operators.

If an appeal regarding the award of a contract has not been successfully resolved, the Public Contracts Regulations 2015 provide for aggrieved parties who have been harmed or are at risk to take action in the High Court.

Any such action must be brought within 3 months.

Where a contract has not been entered into, the Court may order the setting aside of the award decision or order the contracting authority to amend any document and may award damages.

If the contract has been entered into the Court may only award damages or, where the contract award procedures have not been followed correctly, declare the contract to be 'ineffective'.

#### **VI.4.3. Service from which information about the review procedure may be obtained**

Official name: ERG Service Desk, Cabinet Office

Postal address: Rosebery Court, St Andrews Business Park, Norfolk

Town: Norwich

Postal code: NR7 0HS

Country: United Kingdom

E-mail: [servicedesk@cabinet-office.gsi.gov.uk](mailto:servicedesk@cabinet-office.gsi.gov.uk)

Telephone: +44 8450004999

#### **VI.5. Date of dispatch of this notice**

4.1.2016