

United Kingdom-Plymouth: Repair and maintenance services of electrical building installations

OJ S 12/2016 19/01/2016

Contract notice

Services

Directive 2004/18/EC**Section I: Contracting authority**

I.1. Name and addresses

Official name: Plymouth Community Homes Ltd

Postal address: Plumer House, Tailyour Road

Town: Plymouth

Postal code: PL6 5DH

Country: United Kingdom

For the attention of: Mrs Karen Grannum

E-mail: karen.grannum@plymouthcommunityhomes.co.uk

Telephone: +44 1752388349

Internet address(es):General address of the contracting authority: www.plymouthcommunityhomes.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

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

Maintenance and Repair of Specialist Mechanical and Electrical Equipment at PCH properties.

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: Plymouth.

NUTS code UKK41 Plymouth

II.1.3. Information about a framework agreement or a dynamic purchasing system**II.1.4. Information about framework agreement**

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

PCH are seeking expressions of interest from suitably qualified and highly experienced contractors for the carrying out of the maintenance and repair of specialist mechanical and electrical equipment at PCH's properties. The works will involve maintaining special mechanical and electrical equipment in sheltered accommodation, tower blocks and blocks of flats within the city limits.

The equipment to be maintained and repaired will be:-

- Fire alarms.
- Fire extinguishers.
- Emergency lights.
- Ventilation Equipment (Air Handling Units and Fans).
- Variable Speed water pumps for tower blocks.
- Communal Heating Systems (it should be noted that Marlborough House which is approximately 120 properties — will be removed from this contract when the new heating system is installed — Mid 2016).
- Pressurization units.
- Fire Pumps.
- Dry risers.
- Heating Controls.
- Automatic Doors.
- Lightning protection.
- CCTV — this service may be added during the term of this contract.

PCH are seeking to appoint a single contractor to perform this work.

The proposed contract will be for an initial period of 3 (three) years and PCH will have the option to extend the contract, at its sole discretion and subject to performance, for a further 2 (two) years and has a proposed estimated maximum value of 200 000 GBP per annum.

II.1.6. CPV code(s)

50711000 Repair and maintenance services of electrical building installations, 50712000 Repair and maintenance services of mechanical building installations

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

The procurement is covered by the Government Procurement Agreement: yes

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

Maintenance and Repair of Specialist Mechanical and Electrical Equipment

Plymouth Community Homes (PCH) is a new housing association set up to take over ownership of over 15 000 homes from Plymouth City Council. Transfer of ownership took place in November 2009.

PCH are seeking expressions of interest from suitably qualified and highly experienced contractors for the carrying out of the maintenance and repair of specialist mechanical and electrical equipment at PCH's properties. The works will involve maintaining special mechanical and electrical equipment in sheltered accommodation, tower blocks and blocks of flats within the city limits.

The equipment to be maintained and repaired will be:-

- Fire alarms.
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PCH are seeking to appoint a single contractor to perform this work.

The proposed contract will be for an initial period of 3 (three) years and PCH will have the option to extend the contract, at its sole discretion and subject to performance, for a further 2 (two) years and has a proposed estimated maximum value of 200 000 GBP per annum.

Estimated value excluding VAT:

Range: between 1 and 1 000 000 GBP

II.2.2. Information about options

Options: yes

Description of options: The proposed contract will be for an initial period of 3 (three) years and PCH will have the option to extend the contract, at its sole discretion and subject to performance, for a further 2 (two) years and has a proposed estimated maximum value of 200 000 GBP per annum.

Provisional timetable for recourse to these options:
in months: 36 (from the award of the contract)

II.2.3. Information about renewals

This contract is subject to renewal: yes

Number of possible renewals: Range: between 1 and 2

II.3. Duration of the contract or time limit for completion

Duration in months: 60 (from the award of the contract)

Section III: Legal, economic, financial and technical information

III.1. Conditions related to the contract

III.1.1. Deposits and guarantees required

Details of the deposits and guarantees required from successful bidders will be set out in the tender documents.

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

Details of the deposits and guarantees required from successful bidders will be set out in the tender documents.

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

Joint and Several liability.

III.1.4. Contract performance conditions

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

Description of particular conditions: The successful contractor will be required to actively participate in the achievement of social and/or environmental policy objectives relating to recruitment and training and the employment of 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. Suitability to pursue the professional activity, including requirements relating to enrolment on professional or trade registers

List and brief description of conditions: As set out in the PQQ and the tender documents.

III.2.2. Economic and financial ability

List and brief description of conditions: As set out in the PQQ and the tender documents.

Minimum level(s) of standards possibly required: As set out in the PQQ and the tender documents.

III.2.3. Technical and professional ability

List and brief description of conditions:

As set out in the PQQ and the tender documents.

Minimum level(s) of standards possibly required:

As set out in the PQQ and the tender documents.

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: no

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

Section IV: Procedure

IV.1. Type of procedure

IV.1.1. Type of procedure

Restricted

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

Envisaged minimum number 1: and Maximum number 5

Objective criteria for choosing the limited number of candidates: As set out in the PQQ and the tender documents.

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

SPECELEC

IV.3.2. Previous publication concerning this procedure

Notice on a buyer profile

Notice number in the OJ S: [2010/S 238-363804](#) of 8.12.2010

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: 17.2.2016 - 12:00

Payable documents: no

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

17.2.2016 - 12:00

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

9.3.2016

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

English.

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

IV.3.8. Conditions for opening of tenders

Section VI: Complementary information

VI.1. Information about recurrence

This is a recurrent procurement: yes

Estimated timing for further notices to be published: 5 years.

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

PCH may decided to not award, at its own discretion.

VI.4. Procedures for review

VI.4.1. Review body

Official name: High Court of England and Wales

Postal address: High Court of England and Wales, Royal Courts of Justice, Strand, WC2A

2LL, London, UNITED KINGDOM

Town: London

Postal code: WC2A 2LL

Country: United Kingdom

Body responsible for mediation procedures

Official name: High Court of England and Wales

Postal address: Royal Courts of Justice, Strand

Town: London

Postal code: WC2A 2LL

Country: United Kingdom

VI.4.2. Review procedure

Precise information on deadline(s) for review procedures: Precise information on deadline(s) for lodging appeals: PCH will allow a period of at least ten (10) calendar days between the date it gives notice to candidates of the decision to award the proposed agreement and the date on which it proposes to conclude the agreement. If, by midnight at the end of the second working day of the ten (10) day standstill period, PCH receives a request.

In writing from a candidate as to why it was not successful, PCH is required to provide additional information to the candidate.

That information must be provided at least three (3) working days before the expiry of the ten (10) days standstill period (though the standstill period may be extended if it is not possible to provide the information in time). Requests for additional information should be sent to the contact at section 1.1. An aggrieved candidate who claims that.

It has suffered or risked loss or damage as a result of breach by PCH of its duties under the Public Contracts Regulations may take proceedings in the High Court. Any such proceedings must be brought promptly and in any event within three (3) months from the date on which grounds for bringing proceedings first arose (the Court has a discretion to extend the period for good reason).

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

Official name: Office of Government and Commerce

Postal address: Office of Government Commerce Rosebery Court, St Andrews Business Park

Town: Norwich

Postal code: NR7 0HS

Country: United Kingdom

VI.5. Date of dispatch of this notice

15.1.2016