

**UK-Belfast: repair and maintenance services of building installations**

**OJ S 33/2012 17/02/2012**

**Contract notice**

**Works**

**Directive 2004/18/EC**

**Section I: Contracting authority**

---

**I.1. Name and addresses**

Official name: Oaklee Homes Group Ltd

Postal address: Oaklee Homes Group Leslie Morrell House 37-41 May Street

Town: Belfast

Postal code: BT1 4DN

Country: United Kingdom

For the attention of: Ross McDonnell

E-mail: [contracts@oaklee.org.uk](mailto:contracts@oaklee.org.uk)

Telephone: +44 2890441398

**Internet address(es):**

General address of the contracting authority: [www.oaklee.org.uk](http://www.oaklee.org.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**

Planned maintenance 2011/12 project C.

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

Works

Main site or place of performance: Northern Ireland.

NUTS code UKN Northern Ireland

**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)**

Selection of properties requiring general refurbishment to include but not limited to; kitchens, heating, lighting and decoration. The projects will be awarded as a staged tender in the following stages:

- Aughrim Court Mountain Road Kilkeel BT34 4HR, kitchen refurbishments, 3 storey sheltered scheme (25 units) 75 000 GBP,
- Mill Court 500 - 502 Falls Road Belfast Co Antrim BT12 6EP, UNITED KINGDOM, kitchen refurbishments, 3 storey sheltered scheme. For all kitchens (41 units) communal kitchen and laundry room to be included, 135 000 GBP,
- Lowtherstown Court 55 Bridge Street Irvinestown Co Fermanagh BT94 1DT, UNITED KINGDOM, kitchen refurbishments, 2 storey sheltered scheme. For all kitchens(26 units) communal kitchen and laundry room to be included, 85 000 GBP,
- 15-25, 26-29 Gortin Park, Carnlough, Co Antrim BT44 0EQ, UNITED KINGDOM, kitchen refurbishments, 14 general needs houses, 40 000 GBP,
- Oriel Lodge 29A - J Randalstown Road Antrim Co Antrim BT41 4LHK, UNITED KINGDOM, remodelling of residential unit, residential scheme requiring internal alterations to create 9 & 6 bed units. Works to include heating provision and associated electrical alterations while the property is partially occupied, 90 000 GBP,
- Ellis Street Carrickfergus Co Antrim BT38 8AY, UNITED KINGDOM, miscellaneous repairs, 6 no Almshouses in Carrickfergus. Internal refurbishment and damp/rot repairs. 60 000 GBP,
- McNeill Ct Main Street Larne Co Antrim BT40 1DW, UNITED KINGDOM, provision of gas heating, 3 storey shelterd scheme (40 units). Int/ext redecoration and flooring to communal areas. 136 000 GBP,
- Mill House Larne Co Antrim BT40 3ET, UNITED KINGDOM, provision of gas heating, 3 storey general needs flats (12 units) to include kitchens, windows and bathrooms, 55 000 GBP,
- NI various (location to be confirmed), commercial kitchen gas interlocks, 25 000 GBP,
- James Court Belfast Co Antrim BT15 5AZ, UNITED KINGDOM, upgrade smoke vents 2 storey sheltered scheme (55 units) 20 000 GBP,
- Lisnavar Court Irish Street Co Londonderry BT47 2NE, UNITED KINGDOM, ventilation system refurb, 2 storey sheltered scheme (35 units) 10 000 GBP,
- The Rowans Summerhill Warren Point Co Down BT34 3HJ, UNITED KINGDOM, communal lighting, suspended ceilings. 3 storey sheltered scheme (41 units). Consider energy efficiency. Redecoration to be included 70 000 GBP.

The successful applicants will be invited to submit a tender for each stage, the Contracting Authority reserve the right to issue a Tender for the stages as they see fit, this may include grouping the stages together.

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

50700000 Repair and maintenance services of building installations, 50712000 Repair and maintenance services of mechanical building installations, 45400000 Building completion work , 50711000 Repair and maintenance services of electrical building installations, 45211000 Construction work for multi-dwelling buildings and individual houses

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

#### **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**

As described in Section 1.5.

Estimated value excluding VAT: 800 000,00 GBP

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

Options: no

### **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: 12 (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**

The Contracting Authority may require guarantees or other security acceptable to the Contracting Authority from tenderers. To be detailed in the invitation to tender.

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

To be detailed in the invitation to tender.

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

Subject to the status and involvement of the parties, the Contracting Authority may require parties to commit to joint and several liability in respect of the Contract. Alternatively, the Contracting Authority may expect the lead operator to take total responsibility. The Contracting Authority may require collateral warranties, parent company guarantees and / or performance bonds (as applicable) to be entered into by other economic operators.

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

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

Description of particular conditions: The stages may be subject to change, in the form of similar works at alternative addresses. The descriptions are the best available at the time of advertising and may vary accordingly.

### **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: The requirements will be consistent with those permitted under Directive 2004/18/EC and will be detailed in the Memorandum of Information and pre-qualification questionnaire.

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

List and brief description of conditions: The requirements will be consistent with those permitted under Directive 2004/18/EC and will be detailed in the Memorandum of Information and pre-qualification questionnaire.

Minimum level(s) of standards possibly required: Applicants must have a construction line or equivalent minimum category value of 800 000 GBP [for a work category stated in part B of

the pre-qualification questionnaire]. Alternatively Applicants can complete PQQ1A Contractor Financial Addendum which will be assessed by Construction line to confirm eligibility and calculate category value- applicants must have a minimum category value of 800 000 GBP. The requirements are set out in full in the Memorandum of Information.

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

List and brief description of conditions:

The requirements will be consistent with those permitted under Directive 2004/18/EC and will be detailed in the Memorandum of Information and pre-qualification questionnaire.

Minimum level(s) of standards possibly required:

The Contracting Authority will require economic operators to satisfy minimum standards of technical capacity/professional ability. These are described in detail in the pre-qualification questionnaire and can be summarised as follows:

— Applicants must hold (a) a 3rd party certification of a health and management system and (b) Comply with Buildsafe NI Initiative or alternatively pass all questions in the pre-qualification questionnaire health & safety addendum,

— Compliance with equality and unlawful discrimination legislation.

The requirements are set out in full in the Memorandum of Information and the pre-qualification questionnaire.

### **III.2.4. Information about reserved contracts**

### **III.3. Conditions specific to services contracts**

#### **III.3.1. Information about a particular profession**

#### **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 number of candidates: 6

Objective criteria for choosing the limited number of candidates: In accordance with Regulation 16, the minimum number of economic operators shall not be less than 5. The envisaged number of operators is currently 6.

#### **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**

Planned Maintenance 2011/12 Project C

**IV.3.2. Previous publication concerning this procedure**

no

**IV.3.3. Conditions for obtaining specifications and additional documents or descriptive document****IV.3.4. Time limit for receipt of tenders or requests to participate**

1.3.2012 - 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**

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: 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**

The estimated value of the [works] contract to which this notice relates falls below the relevant financial threshold under Directive 2004/18/EC (as amended). Neither the publication of this Notice nor the employment of any particular terminology or any other indication shall be taken to mean that the contracting authority intends to hold itself bound by Directive 2004/18/EC (as amended) as implemented by the Public Contracts Regulations 2006 (as amended).

The project is subject to planning approval and tenant approval.

Participating in this tender competition. The cost of responding to the pre-qualification questionnaire package (PQQP) and any subsequent invitation to tender and participation in the procurement process generally will be borne solely by each economic operator participating. A Memorandum of Information and pre-qualification questionnaire package (PQQP) is available in respect of the project referred to in Section I above. Economic operators should note that the Contracting Authority reserves the right to cancel this procurement process at any stage.

Any expenditure, work or effort undertaken prior to the contract award is at the sole risk of the economic operator participating in this procurement process. All discussion and correspondence will be deemed strictly "subject to contract" until a formal contract is entered into. The formal contract shall not be binding until it has been signed and dated by the duly authorized representatives of the parties. Any date given in Section IV above is a best estimate at the time of despatch. The Contracting Authority reserves the right to extend any such date within the scope of the applicable procurement regulations.

Further to Section IV.1.2 above, and for the avoidance of doubt the number of economic operators who will be invited to tender will be restricted to [6] economic operators.

**VI.4. Procedures for review**

**VI.4.1. Review body**

**VI.4.2. Review procedure**

Precise information on deadline(s) for review procedures: The Contracting Authority will incorporate a standstill period at the point information on contract award is communicated to tenderers. The notification will provide full information on the award decision. The standstill period, which will be for a minimum of 10 calendar days provides time for unsuccessful tenderers to challenge the award decision before the contract is entered into.

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

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

14.2.2012