

**United Kingdom-Belfast: Repair and maintenance services**

**OJ S 29/2018 10/02/2018**

**Contract notice**

**Works**

**Legal Basis:**

Directive 2014/24/EU

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**Section I: Contracting authority**

**I.1. Name and addresses**

Official name: Alpha Housing (Northern Ireland) Ltd

Postal address: 6 Edgewater Road

Town: Belfast

NUTS code: UKN Northern Ireland

Postal code: BT3 9JQ

Country: United Kingdom

Contact person: David Miller

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

Telephone: +44 1737249475

Fax: +44 1737242012

**Internet address(es):**

Main address: [www.alphahousingni.org](http://www.alphahousingni.org)

Address of the buyer profile: [www.alphahousingni.org](http://www.alphahousingni.org)

**I.3. Communication**

The procurement documents are available for unrestricted and full direct access, free of charge, at: [www.etenders@rand-associates.co.uk](http://www.etenders@rand-associates.co.uk)

Additional information can be obtained from the abovementioned address

Tenders or requests to participate must be submitted electronically via: [www.etenders@rand-associates.co.uk](http://www.etenders@rand-associates.co.uk)

Tenders or requests to participate must be submitted to the abovementioned address

**I.4. Type of the contracting authority**

Body governed by public law

**I.5. Main activity**

Housing and community amenities

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**Section II: Object**

**II.1. Scope of the procurement**

**II.1.1. Title**

Planned Maintenance Framework 2018/2022

**II.1.2. Main CPV code**

50000000 Repair and maintenance services

**II.1.3. Type of contract**

Works

#### **II.1.4. Short description**

The Contracting Authority Alpha Housing (Northern Ireland) Ltd, owns and manages general needs, sheltered and supported housing schemes in and around.

Northern Ireland. Their 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 planned maintenance services they provide is therefore of paramount importance in ensuring customer satisfaction in the services they deliver. They are seeking to appoint a framework of 5 N° Providers and 3 N° Reserve Providers to deliver planned maintenance to the highest possible standards and who have a proven track record in the delivery of these services.

The successful Service Providers must be able to show a commitment to providing effective services that provide value for money and demonstrate a commitment to addressing social inclusion.

The Contract will be for 48 months commencing on or about the 1.7.2018.

#### **II.1.5. Estimated total value**

Value excluding VAT: 4 500 000,00 GBP

#### **II.1.6. Information about lots**

This contract is divided into lots: no

### **II.2. Description**

#### **II.2.2. Additional CPV code(s)**

45453100 Refurbishment work, 45300000 Building installation work, 45211000 Construction work for multi-dwelling buildings and individual houses, 45215210 Construction work for subsidised residential accommodation, 45210000 Building construction work

#### **II.2.3. Place of performance**

NUTS code: UKN Northern Ireland

Main site or place of performance: Alpha Housing has 960 homes at schemes in Ballycastle, Ballymena, Ballymoney, Belfast, Bangor, Carrickfergus, Comber, Crumlin, Dunmurry, Killyleagh, Maghera, Moira, Millisle, Newtownabbey, Portadown,

#### **II.2.4. Description of the procurement**

The Contracting Authority is seeking to appoint a framework of 5 Providers and 3 Reserve Providers to provide planned maintenance services to their various schemes located in Northern Ireland. The total property portfolio comprises general needs, sheltered, and supported housing schemes. The planned maintenance services include the renewal of kitchens and bathrooms, boiler upgrades, domestic and communal electrical works, cyclical external and communal redecoration and pre-decoration repairs, renewal of controlled door entry, warden call and fire alarm and fire detection installations, window and external door renewal and other repairs. The Contracting Authority reserves the right to add additional services of a similar nature throughout the duration of the Framework, subject to the terms of Regulation 72 of the Public Contract Regulations 2015 (as amended). Full details of all schemes that will receive maintenance services and which are to be included in the proposed contract are provided in the procurement documents. Units and schemes may be added or deleted both prior to tender and during the contract period in accordance with the development and acquisitions/disposals programme.

The proposed scope of the planned maintenance services will include the Service Providers undertaking the initial survey, design and tenants consultation processes for aspects of the service to be provided. Further comprehensive details of the scope of the planned maintenance services is provided in the Procurement documentation.

The Service Provider(s) must be able to show a commitment to providing effective services that provide value for money. The proposed contract period will be 48 months commencing on or about the 1.7.2018 all subject to provisions for earlier termination including a break clause and annual renewals based on meeting and maintaining Key Performance Indicators.

The Service Provider(s) will be required to provide a customer focused service and show commitment to providing effective services that provide value for money to the Contracting Authority and their residents and must be responsive to achieve collaborative working practises, innovation and continuous improvement.

The underlying Call Off Contract will be based on the NHF 2011 Form of Contract 2011 (Rev 5: 2017) (Planned Maintenance and Property Investment) incorporating aspects of the M3NHF Schedule of Rates: Planned Maintenance and Property Investment Version 7, and elements of the M3NHF Schedule of Rates Communal Mechanical and Electrical Works Version 7.

The Framework Agreement will be the JCT Framework Agreement 2016 and is included in the Procurement Documents.

The Contracting Authority cannot guarantee the extent or value of any works that may be awarded to an individual Service Provider.

#### **II.2.5. Award criteria**

Price is not the only award criterion and all criteria are stated only in the procurement documents

#### **II.2.6. Estimated value**

Value excluding VAT: 4 500 000,00 GBP

#### **II.2.7. Duration of the contract, framework agreement or dynamic purchasing system**

Duration in months: 48

This contract is subject to renewal: no

#### **II.2.10. Information about variants**

Variants will be accepted: no

#### **II.2.11. Information about options**

Options: no

#### **II.2.13. Information about European Union funds**

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

#### **II.2.14. Additional information**

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

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#### **III.1. Conditions for participation**

##### **III.1.2. Economic and financial standing**

Selection criteria as stated in the procurement documents

##### **III.1.3. Technical and professional ability**

Selection criteria as stated in the procurement documents

## **III.2. Conditions related to the contract**

### **III.2.2. Contract performance conditions**

Bidders are advised that Alpha Housing have adopted the principles of Social Inclusion and require the economic operator to abide by these principles in the provision of employment and training opportunities to new entrant trainees and others.

Key performance indicators to be incorporated into the contract will include but not be limited to:

KPI 1 Customer Satisfaction – overall.

KPI 2 Defects – from Client post inspections.

KPI 3 Time - Delivered within Programme.

KPI 4 Safety – Service Provider's accident record.

KPI 5 Recalls to Defects during the Defects Liability Period.

KPI 6 Time - Planned Works appointments kept.

KPI 7 Default Notices issued.

KPI 8 Cost – Over Claim – Planned Works.

KPI 9 Cost – Estimate – Planned Works.

## **Section IV: Procedure**

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### **IV.1. Description**

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

Restricted procedure

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

The procurement involves the establishment of a framework agreement

Framework agreement with several operators Envisaged maximum number of participants to the framework agreement: 8

#### **IV.1.8. Information about the Government Procurement Agreement (GPA)**

The procurement is covered by the Government Procurement Agreement: no

### **IV.2. Administrative information**

#### **IV.2.2. Time limit for receipt of tenders or requests to participate**

Date: 08/03/2018 Local time: 13:00

#### **IV.2.3. Estimated date of dispatch of invitations to tender or to participate to selected candidates**

#### **IV.2.4. Languages in which tenders or requests to participate may be submitted**

English

#### **IV.2.6. Minimum time frame during which the tenderer must maintain the tender**

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

## **Section VI: Complementary information**

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### **VI.1. Information about recurrence**

This is a recurrent procurement: no

### **VI.2. Information about electronic workflows**

Electronic ordering will be used  
Electronic invoicing will be accepted  
Electronic payment will be used

### VI.3. Additional information

All 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 tender documentation, and communicating requests for and responses to clarification.

All requests for Procurement Documentation, communications and submissions of Tenders must be made via the Portal, which can be accessed at <https://etenders.rand-associates.co.uk>. After creating an account on [ETenders@Rand](mailto:ETenders@Rand), users will receive an email with a link to activate their account.

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

ALPPM2.

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 17:00 on 5.3.2018. 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.

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 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 selection Questionnaires is 12.3.2018 at 13:00. Please note that the Portal will not permit tender submissions to be uploaded after the closing deadline. Selection Questionnaires and supporting documents will be visible to Alpha 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 (0)1737 225 077 (ask for Paul Dugdale or Jonathan Case) or email [eTenders@rand-associates.co.uk](mailto:ETenders@rand-associates.co.uk).

Alpha reserves the right not to award any contract pursuant to this procurement exercise and /or to abandon this procurement exercise at any time and/or to award a contract for part of the works at its sole discretion. Alpha shall have no liability whatsoever to any applicant or tenderer as a result of its exercise of that discretion. For the avoidance of doubt, all costs incurred by any applicant and/or tenderer before signature of any contract with Alpha shall be incurred entirely at that applicant's/tenderer's risk.

The invitation to tender documentation is provided for information only at this stage. Only the selection questionnaire is to be completed and submitted in order to participate.

The subject matter of the contract has been scoped to take into account the priorities of Alpha relating to relating to economic, social and environmental well-being. These are described in the procurement documents.

The Contracting Authority reserves the right to procure similar or identical works outside of the Framework Agreement.

A framework agreement will not be binding until it has been signed and dated by authorised representatives of both parties.

Tenderers are invited to attend a tenderers' meeting to be held at 2:00 pm on the 22.2.2018 at Alpha House, 6 Edgewater Road, Belfast BT3 9JQ, further information is in the Selection Questionnaire.

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

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

Official name: High Court of Northern Ireland

Postal address: Chichester Street

Town: Belfast

Postal code: BT1 3JF

Country: United Kingdom

##### **VI.4.2. Body responsible for mediation procedures**

Official name: High Court of Northern Ireland

Postal address: Chichester Street

Town: Belfast

Postal code: BT1 3JF

Country: United Kingdom

##### **VI.4.3. Review procedure**

Precise information on deadline(s) for review procedures:

The contracting authority will incorporate a minimum 10 calendar day standstill period at the point information on the award of the Framework Agreement is communicated to all economic operators. The standstill period provides time for unsuccessful economic operators to challenge the award decision before the Framework Agreement is entered into the Public Contract Regulations 2015 provide for aggrieved parties who have been harmed or who are at risk of harm by a breach of the Regulations to take action in the High Court of Northern Ireland.

##### **VI.4.4. Service from which information about the review procedure may be obtained**

Official name: High Court of Northern Ireland

Postal address: Chichester Street

Town: Belfast

Postal code: BT1 3JF

Country: United Kingdom

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

09/02/2018