

United Kingdom-Belfast: Repair and maintenance services of building installations

OJ S 40/2018 27/02/2018

Contract notice

Services

Legal Basis:

Directive 2014/24/EU

Section I: Contracting authority

I.1. Name and addresses

Official name: Clanmil Housing Association Ltd for itself and on behalf of Abbeyfield & Wesley Housing Association Ltd, Connswater Homes Ltd, North Belfast Housing Association Ltd and South Ulster Housing Association Ltd

Postal address: Northern Whig House 3 Waring Street

Town: Belfast

NUTS code: UKN Northern Ireland

Postal code: BT1 2DX

Country: United Kingdom

Contact person: David Miller

E-mail: etenders@rand-associates.co.uk

Telephone: +44 1737249475

Fax: +44 1737242012

Internet address(es):

Main address: www.clanmil.org.uk

Address of the buyer profile: <http://www.clanmil.org.uk>

I.1. Name and addresses

Official name: Clanmil Housing Association Limited

National registration number: industrial and provident society number IP136

Postal address: Northern Whig House 3 Waring Street

Town: Belfast

NUTS code: UKN Northern Ireland

Postal code: BT1 2DX

Country: United Kingdom

Contact person: David Miller

E-mail: etenders@rand-associates.co.uk

Telephone: +44 1737249475

Fax: +44 1737242012

Internet address(es):

Main address: www.clanmil.org.uk

Address of the buyer profile: www.clanmil.org.uk

I.1. Name and addresses

Official name: Abbeyfield & Wesley Housing Association Limited

National registration number: industrial and provident society number IP244

Postal address: 2 Wesley Court

Town: Carrickfergus, County Antrim

NUTS code: UKN Northern Ireland

Postal code: BT38 8HS
Country: United Kingdom
Contact person: David Miller
E-mail: etenders@rand-associates.co.uk
Telephone: +44 1737249475
Fax: +44 1737242012
Internet address(es):
Main address: www.abbeyfieldwesley.org.uk
Address of the buyer profile: www.abbeyfieldwesley.org.uk

I.1. Name and addresses

Official name: Connswater Homes Limited
National registration number: industrial and provident society number IP166
Postal address: 5c, Citylink Business Park, Albert Street
Town: Belfast
NUTS code: UKN Northern Ireland
Postal code: BT12 4HQ
Country: United Kingdom
Contact person: David Miller
E-mail: etenders@rand-associates.co.uk
Telephone: +44 1737249475
Fax: +44 1737242012
Internet address(es):
Main address: www.connswater.org.uk
Address of the buyer profile: www.connswater.org.uk

I.1. Name and addresses

Official name: North Belfast Housing Association Limited
National registration number: industrial and provident society number NP000406
Postal address: 282-290 Crumlin Road
Town: Belfast
NUTS code: UKN Northern Ireland
Postal code: BT 14 7ED
Country: United Kingdom
Contact person: David Miller
E-mail: etenders@rand-associates.co.uk
Telephone: +44 1737249475
Fax: +44 1737242012
Internet address(es):
Main address: www.nb-housing.org
Address of the buyer profile: www.nb-housing.org

I.1. Name and addresses

Official name: South Ulster Housing Association Limited
National registration number: industrial and provident society number NP000224
Postal address: 18-22 Carlton Street
Town: Portadown, Craigavon
NUTS code: UKN Northern Ireland
Postal code: BT62 3EN
Country: United Kingdom
Contact person: David Miller

E-mail: etenders@rand-associates.co.uk

Telephone: +44 1737249475

Fax: +44 1737242012

Internet address(es):

Main address: www.southulsterhousing.org

Address of the buyer profile: www.southulsterhousing.org

I.2. Information about joint procurement

The contract involves joint procurement

I.3. Communication

The procurement documents are available for unrestricted and full direct access, free of charge, at: <https://etenders.rand-associates.co.uk>

Additional information can be obtained from the abovementioned address

Tenders or requests to participate must be submitted electronically via: <https://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

Section II: Object

II.1. Scope of the procurement

II.1.1. Title

Periodic Inspection, Servicing, Maintenance and Repair of Fire Alarm and Emergency Lighting Installations, and Fire Fighting Equipment Term Contract

II.1.2. Main CPV code

50700000 Repair and maintenance services of building installations

II.1.3. Type of contract

Services

II.1.4. Short description

The scope of service/works will encompass the undertaking of periodic inspections: routine servicing, maintenance, testing and certification, 24/7 responsive call-outs and repairs to breakdowns during and outside of normal working hours, provision/installation of replacement components of fire alarm and emergency lighting installations, fry risers, automatic smoke vents fire fighting equipment and disabled refuge intercom systems to common parts of social housing blocks, schemes, commercial properties and offices, managed by the 5 Contracting Authorities (Clanmil Housing Association, Abbeyfield and Wesley, Connswater Homes, North Belfast Housing and South Ulster Housing).

The service/works will be required throughout the whole of Northern Ireland. 1 service provider will be appointed to undertake the service/works by means of separate contracts with each of the 5 Contracting Authorities.

II.1.5. Estimated total value

Value excluding VAT: 1 355 000,00 GBP

II.1.6. Information about lots

This contract is divided into lots: no

II.2. Description

II.2.2. Additional CPV code(s)

50710000 Repair and maintenance services of electrical and mechanical building installations, 50720000 Repair and maintenance services of central heating, 50413200 Repair and maintenance services of firefighting equipment, 45312100 Fire-alarm system installation work, 45311000 Electrical wiring and fitting work, 45343200 Firefighting equipment installation work, 45343210 CO2 fire-extinguishing equipment installation work, 45343220 Fire-extinguishers installation work, 45343230 Sprinkler systems installation work

II.2.3. Place of performance

NUTS code: UKN Northern Ireland

II.2.4. Description of the procurement

The scope of service/works will encompass the undertaking of periodic inspections: routine servicing, maintenance, testing and certification, 24/7 responsive call-outs and repairs to breakdowns during and outside of normal working hours; provision/installation of replacement components of fire alarm and emergency lighting installations, dry risers, automatic smoke vents, and fire fighting equipment to common parts of social housing blocks, schemes, commercial properties and offices, managed by the 5 Contracting Authorities. 1 service provider will be appointed to undertake the service/works with separate contracts with each of the 5 Contracting Authorities.

Key characteristics of the contract are likely to be, but are not limited to:

- an initial term of 3 years, with an option for the Contracting Authorities to extend year by year for up to a further 2 years, subject to annual performance reviews,
- IT software/system integration and full interfacing including CRM, asset management systems, real time working, data collection and reporting is desirable,
- provisions requiring delivery of a customer focused service and showing commitment to providing value for money to the Contracting Authorities and their residents, and all other customers and must be responsive to achieve collaborative working practices, innovation and continuous improvement,
- provisions for regular monthly, quarterly and annual performance meetings reviews: early termination and also meeting, maintaining and improving on Key Performance Indicators and the development of year on year efficiency savings, and
- provisions requiring commitment to social value and delivery of community development initiatives and programmes.

The 5 Contracting Authorities currently have the following numbers of sites with fire alarm installations and/or emergency lighting installations and/or fire fighting equipment:

- Clanmil: total 112 sites,
- Abbeyfield & Wesley: total 23 sites,
- Connswater: total 28 sites,
- North Belfast: total 20 sites,
- South Ulster: total 29 sites.

Further information relating to the installations, properties and schemes will be included in the procurement documents.

The proposed scope of services to be delivered is to be further defined within the procurement documents.

Economic operators are advised that the terms of the Transfer of Undertakings (Protection of Employment) Regulations 2006 (TUPE) may apply to the existing workforce employed by the incumbent contractor in relation to the service/works to be performed by the successful economic operator under the proposed new contracts. Further information relating to the TUPE details of the incumbent's own workforce will, if and to the extent available, be provided in the procurement documentation.

Economic operators should note that the estimated value given below is based on the 5 Contracting Authorities historical/current expenditure and the number of properties and schemes currently included within its stock portfolio. This value may increase in the event that the 5 Contracting Authorities acquires additional properties during the contracts' term and requires the service/works covered by the contracts to be performed at such properties. Additional properties may include without limitation residential properties (however obtained whether through a merger or acquisition or other means), commercial properties, or corporate facilities managed by the 5 Contracting Authorities. The 5 Contracting Authorities reserves the right to also remove properties, for example as a result of stock rationalisation, in which case the value may decrease.

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: 1 355 000,00 GBP

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

Duration in months: 36

This contract is subject to renewal: yes

Description of renewals:

The contracts will be subject to regular monthly, quarterly and annual performance reviews by the 5 Contracting Authorities. The contracts will be extendable on an annual basis after the first 3 years for up to a further 2 years. In any event year on year continuance of the contracts from the commencement will be dependent on satisfactory performance by the contractor.

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

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 the 5 Contracting Authorities have adopted the principles of social inclusion and BuySocial NI, 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 will be built into the contract.

Section IV: Procedure

IV.1. Description

IV.1.1. Type of procedure

Open procedure

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

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: 19/03/2018 Local time: 17:00

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)

IV.2.7. Conditions for opening of tenders

Date: 26/03/2018 Local time: 17:00

Section VI: Complementary information

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

Economic operators shall note that the contracts will cover all of the 5 Contracting Authorities business units and properties including any future additions.

The service/works will be required throughout Northern Ireland. 1 service provider will be appointed to undertake the service/works across all 5 Contracting Authorities each with its own separate contract.

Economic operators are advised that TUPE provisions may apply in respect of this procurement.

Economic operators who wish to express an interest in and apply for the contract must complete the Tender Submission Documents incorporated into the Procurement Documentation.

This procurement is being administered and managed through eTenders@Rand (<https://etenders.rand-associates.co.uk>) which is Rand Associates Consultancy Services Limited's e-procurement portal (the "Portal") for downloading and uploading of procurement and tender documentation, communicating requests for and responses to clarification etc. All expressions of interest, procurement documentation requests and submissions must be made via the Portal.

When registering for access to the Portal, economic operators will receive an email with a link to create and activate their own account. Once activated and logged in, economic operators will need the following code to register for the tender: CLANFA1

Should economic operators have any queries, or experience difficulties with the registration or download/upload system, they should contact the Portal helpdesk by calling +44 (0)1737 225 077 (ask for Paul Dugdale or Jonathan Case) or email eTenders@rand-associates.co.uk. All communications and submissions must be made through the Portal. 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 on the Portal, but to be received no later than 17:00 (BST) on 19.3.2018. 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 Limited to all economic operators through the Portal's secure email messaging system. The identity of the economic operator seeking clarification will not be disclosed to other economic operators.

When uploading the 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 PQQ submissions is 26.3.2018 at 17:00. Please note that the Portal will not permit tender submissions to be uploaded after the closing deadline.

Tender submission documents will be visible to the 5 Contracting Authorities and Rand Associates Consultancy Services Limited only after the closing deadline.

If there are any significant changes to the information supplied by any economic operator in its tender submission after it has been submitted the economic operator must as soon as reasonably practicable inform the 5 Contracting Authorities in writing of the full nature, extent and effect of the change or changes. This applies at all stages of the procurement process. The 5 Contracting Authorities reserves the right to withdraw from this procurement at any time without awarding a contract. Economic Operators shall be responsible for the costs and expenses they incur as a result of participating in this procurement process.

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.4.4. 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

25/02/2018