

UK-Salford: repair and maintenance services of building installations

OJ S 58/2012 23/03/2012

Contract notice

Services

Directive 2004/18/EC

Section I: Contracting authority

I.1. Name and addresses

Official name: Symphony Housing Group Ltd.

Postal address: Quay Plaza 2, 1st Floor - Lowry Mall, Salford Quays

Town: Salford

Postal code: M50 3AH

Country: United Kingdom

Contact person: Symphony Housing Group

For the attention of: Stephen Everitt

E-mail: stephen.everitt@symphonyhousing.org.uk

Telephone: +44 3456021120

Internet address(es):General address of the contracting authority: <http://www.symphonyhousing.org.uk>Address of the buyer profile: <https://cirrus-tenders.co.uk/Home.aspx?Link=%5b673fc8e0-f9e0-4bb9-aa28-989ccbffd9a%5d&ClientStyle=1>Electronic access to information: <https://cirrus-tenders.co.uk/Home.aspx?Link=%5b673fc8e0-f9e0-4bb9-aa28-989ccbffd9a%5d&ClientStyle=1>Electronic submission of tenders and requests to participate: <https://cirrus-tenders.co.uk/Home.aspx?Link=%5b673fc8e0-f9e0-4bb9-aa28-989ccbffd9a%5d&ClientStyle=1>**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**

Responsive Repairs Services (CPS).

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: North West of England.

NUTS code UKD North West (England)

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)

Contour Property Services (CPS) is the leasehold and shared ownership management subsidiary of Symphony Housing Group, who are one of the largest registered providers in the North West of England. Contour Property Services is looking for a suitably qualified contractor (s) to deliver Day to Day Responsive Repairs and Out of Hours Repairs to External and Common Parts, to approx 5,223 properties under its management.

II.1.6. CPV code(s)

50700000 Repair and maintenance services of building installations, 50710000 Repair and maintenance services of electrical and mechanical building installations, 50711000 Repair and maintenance services of electrical building installations, 50712000 Repair and maintenance services of mechanical building installations, 50800000 Miscellaneous repair and maintenance services

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

Contour Property Services primary purpose is to manage high quality housing at affordable cost to meet a wide range of housing needs. Contour Property Services is looking for a suitably qualified contractor(s) to deliver the following services to CPS for an initial 1 year period with an option to extend for a further 2 years (1+1) subject to annual performance reviews; Day to Day Responsive Repairs and Out of Hours Repairs to Externals and Common Parts.

Job order history indicates; 260 emergency(24 hours), 1,328 Urgent (7 days) & 588 routine (28 days) jobs were issued in the last 12 months.

Contour Property Services management portfolio of 5,223 properties is located axcross across the North West of England.

The subsequent contract issued may be subject to TUPE (Transfer of Undertakings (Protection of Employment) Regulations 2006).

Please note. To access the Pre-Qualification Questionnaire (PQQ) please go to:

<https://cirrus-tenders.co.uk/Home.aspx?Link=%5b673fc8e0-f9e0-4bb9-aa28-989ccbffd9a%5d&ClientStyle=1>.

Estimated value excluding VAT: 300 000,00 GBP

II.2.2.

Information about options

Options: yes

Description of options: An option to extend the initial 1 year contract by a further 1+1 years. (Maximum contract length 3 years) subject to annual performance reviews and Board approval.

Provisional timetable for recourse to these options:
in months: 12 (from the award of the contract)

II.2.3. Information about renewals

This contract is subject to renewal: yes

Number of possible renewals: 2

In the case of renewable supplies or service contracts, estimated timeframe for subsequent contracts:

in months: 12 (from the award of the contract)

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 right to require the provision of appropriate guarantees, bonds, warranties and insurances is reserved.

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

As per information provided/requested within the Pre Qualification Questionnaire.

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

Grouping of economic operators may be required to form a single legal entity for the contracting authority to contract with.

III.1.4. Contract performance conditions

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

Description of particular conditions: Bidders who satisfy any of the criteria for rejection set out in Regulation 23(1) Public Contract Regulations 2006 shall be treated as ineligible. Bidders maybe requested to provide such evidence as it is reasonably necessary to allow the Authority to establish that the aforementioned criteria does not apply to them.

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: Any supplier may be disqualified who:

(a) is bankrupt or is being wound up, where his affairs are being administered by the court, where he has entered into an arrangement with creditors, where he has suspended business activities or is in any analogous situation arising from a similar procedure under national laws and regulations;

(b) is the subject of proceedings for a declaration of bankruptcy, for an order for compulsory winding up or administration by the court or of an arrangement with creditors or of any other similar proceedings under national laws and regulations;

- (c) has been convicted by a judgment which has the force of res judicata in accordance with the legal provisions of the country of any offence concerning his professional conduct;
- (d) has been guilty of grave professional misconduct proven by any means which the contracting authorities can demonstrate;
- (e) has not fulfilled obligations relating to the payment of social security contributions in accordance with the legal provisions of the country in which he is established or with those of the country of the contracting authority;
- (f) has not fulfilled obligations relating to the payment of taxes in accordance with the legal provisions of the country in which he is established or with those of the country of the contracting authority;
- (g) is guilty of serious misrepresentation in supplying the information required under this Section or has not supplied such information;
- (h) has been the subject of a conviction for participation in a criminal organisation, as defined in Article 2(1) of Council Joint Action 98/733/JHA;
- (i) has been the subject of a conviction for corruption, as defined in Article 3 of the Council Act of 26.5.1972 and Article 3(1) of Council Joint Action 98/742/JHA3 respectively;
- (j) has been the subject of a conviction for fraud within the meaning of Article 1 of the Convention relating to the protection of the financial interests of the European Communities;
- (k) has been the subject of a conviction for money laundering, as defined in Article 1 of Council Directive 91/308/EEC of 10.6.1991 on prevention of the use of the financial system for the purpose of money laundering.

III.2.2. Economic and financial ability

- List and brief description of conditions:
- (a) appropriate statements from banks or, where appropriate, evidence of relevant professional risk indemnity insurance;
 - (b) the presentation of balance-sheets or extracts from the balance-sheets, where publication of the balance-sheet is required under the law of the country in which the economic operator is established;
 - (c) a statement of the undertaking's overall turnover and, where appropriate, of turnover in the area covered by the contract for a maximum of the last 3 financial years available, depending on the date on which the undertaking was set up or the economic operator started trading, as far as the information on these turnovers is available.

Minimum level(s) of standards possibly required: Companies Financial Risk will be evaluated using a Dunn and Bradstreet risk report. Companies will be expected to have a minimum Risk level of 3.

III.2.3. Technical and professional ability

- List and brief description of conditions:
- Evidence, experience and expertise of delivering repairs and maintenance services in the Leasehold/Private Housing Sector. You may use upto 3 previous contract examples to demonstrate this,
 - Evidence of average completion times, customer satisfaction and performance levels you have achieved against Key Performance Indicators (KPI),
 - Examples of how you have improved customer satisfaction levels,
 - Your experience of customer involvement and working with customer groups and housing managers,
 - A statement of your average annual manpower and the number of managerial staff for the past 3 years,
 - Examples of promoting Equality and Diversity in the way you provide services and in employment practices,

— The use of technology to transfer information including receiving jobs, issuing to operatives, staged updates and completions via an interface and KPI reporting. Plus your expectation of coverage of technology across your operatives and any sub-contracted work your experience of TUPE, Transfer of Undertakings (Protection of Employment) Regulations and identify the number of staff affected by TUPE into and out of your organisation in the last 3 years.

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

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

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 4: and Maximum number 8

Objective criteria for choosing the limited number of candidates: Those companies who meet the criteria contained in the Pre-Qualification Questionnaire, including evaluation of the relevant qualifications and experience in providing this or a similar service.

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

2012/036/CPS/IB

IV.3.2. Previous publication concerning this procedure

no

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: 23.4.2012 - 12:00

Payable documents: no

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

23.4.2012 - 12:00

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: yes

Estimated timing for further notices to be published: 3 years assuming the options to extend are used.

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

Symphony Housing Group will incorporate a minimum 10-calendar-day standstill period at the point information of the award of the contract is communicated to Tenderers. This period allows unsuccessful Tenderers to seek further debriefing from Symphony Housing Group before the contract is entered into. Tenderers have 2 working days from the notification of the award decision to request additional debriefing and that information has to be provided a minimum of 3 working days before the expiry of the standstill period.

If an appeal regarding the award of a contract has not been successfully resolved, the Public Contracts Regulations 2006 (SI 2006 No 5) provide for aggrieved parties who have been harmed or are at risk of harm by a breach of the rules to take action in the High Court (England, Wales and Northern Ireland). Any such action must be brought promptly (generally 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.

Symphony Housing Group reserve the right not to award any contract or any Lot within the contract and to terminate the procurement at any stage. The Group shall not be liable for any costs or expenses incurred by those expressing an interest in tendering for this contract. Any agreement entered into will be governed by English Law and will be subject to the exclusive jurisdiction of the English Courts.

VI.4. Procedures for review**VI.4.1. Review body****VI.4.2. Review procedure****VI.4.3. Service from which information about the review procedure may be obtained****VI.5.**

Date of dispatch of this notice

21.3.2012