

United Kingdom-Belfast: Repair and maintenance services
OJ S 58/2014 22/03/2014
Contract notice
Services

Directive 2004/18/EC

Section I: Contracting authority

I.1. Name and addresses

Official name: Helm Housing Ltd
Postal address: Helm House 38-52 Lisburn Road
Town: Belfast
Postal code: BT9 6AA
Country: United Kingdom
Contact person: Rand Associates Consultancy Services Ltd
For the attention of: David Miller
E-mail: dmiller@rand-associates.co.uk
Telephone: +44 1737249475

Internet address(es):

General address of the contracting authority: <http://www.helmhousing.org>
Electronic access to information: <http://etenders.rand-associates.co.uk>
Electronic submission of tenders and requests to participate: <http://etenders.rand-associates.co.uk>

Additional information can be obtained from:

Official name: Rand Associates Consultancy Services Ltd
Postal address: Bell House, 107 Bell Street
Town: Reigate
Postal code: RH2 7JB
Country: United Kingdom
For the attention of: David Miller
E-mail: etenders@rand-associates.co.uk
Telephone: +44 1737249475
Fax: +44 1737242012
Internet address: <http://etenders.rand-associates.co.uk/>

Specifications and additional documents (including documents for competitive dialogue and a dynamic purchasing system) can be obtained from:

Official name: Rand Associates Consultancy Services Ltd
Postal address: Bell House, 107 Bell Street
Town: Reigate
Postal code: RH2 7JB
Country: United Kingdom
For the attention of: David Miller
E-mail: etenders@rand-associates.co.uk
Telephone: +44 1737249475
Fax: +44 1737242012
Internet address: <http://etenders.rand-associates.co.uk/>

Tenders or requests to participate must be submitted: Official name: Rand Associates Consultancy Services Ltd

Postal address: Bell House, 107 Bell Street
Town: Reigate
Postal code: RH2 7JB
Country: United Kingdom
For the attention of: David Miller
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Fax: +44 1737242012
Internet address: <http://etenders.rand-associates.co.uk/>

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

Helm Housing - Heating Systems Service, Response Maintenance and Planned Maintenance /Replacements - Ref RM/HMTC/14.

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: Northern Ireland

NUTS code

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)

The Contracting Authority intends to award a fully inclusive Heating Response Maintenance and Service Contract with optional planned services for approximately 5600 properties comprising of a variety of property types including general needs, sheltered and care homes sectors and office accommodation across Northern Ireland. (the "Contract").

II.1.6. CPV code(s)

50000000 Repair and maintenance services, 50710000 Repair and maintenance services of electrical and mechanical building installations, 50720000 Repair and maintenance services of central heating

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

The Contracting Authority intends to award a fully inclusive Heating Response Maintenance and Service Contract with optional planned services for approximately 5600 properties comprising of a variety of property types including general needs, sheltered and care homes sectors and office accommodation across Northern Ireland.

Core Services to include:

- Domestic Gas;
- Domestic Oil;
- Commercial Gas;
- Commercial Oil;
- Commercial Controls;
- Domestic Controls;
- Under floor Heating;
- Thermostatic Mixing Valves;
- Solid Fuel Heating;
- Air Conditioning Systems;
- Gas Cookers;
- Generators;
- Renewable Technologies:

Positive Input Ventilation.

Air Source Heat Pumps.

Ground Source Heat Pumps.

Solar Thermal Panels.

Solar PV Roof Tiles.

Rainwater Harvesting.

Servicing and repairs are to be carried out within the statutory requirement at the time of service.

The Core Services have an estimated annual value of approximately GBP 600k per annum.

Optional Services which may be procured at the discretion of the Contracting Authority are set out below. There will be no guarantee as to the minimum value of services to be procured through this route:

- Replacement of Heating System such as economy 7, oil and solid fuel to gas.
- Change of tenancy; all heating systems work associated with tenant termination or new tenancy preparation.
- Smoke alarms and carbon monoxide alarm testing.
- Installation of renewable technologies.
- Other areas of work may also be included.

The Optional Services have an estimated annual value of up to approximately GBP 400k.

The contracting authority will consider the use of a schedule of rates and/or alternative payment mechanisms (e.g. 1* service, 3* service) for the Contract. Details of the required payment mechanisms will be set out in the invitation to tender documentation.

Economic operators should also note, that during the Contract period, other Department for Social Development Registered Housing Associations in Northern Ireland may join the Contracting Authority by acceding to the Contract and require services to be provided to them under the Contract. For a list of all Registered Housing Associations that may

potentially seek to use this Contract, economic operators should refer to the Department for Social Development website www.dsdni.gov.uk

The above stock of properties may be increased during the Contract period.

The total Contract period will be a maximum of 7 years. The initial Contract period will be 3 years (subject to performance reviews) with two possible extensions of two years each at the Contracting Authority's sole discretion.

Estimated value excluding VAT:

Range: between 4 000 000 and 8 000 000 GBP

II.2.2. Information about options

Options: yes

Description of options: The Contract will be for an initial period of 3 years and can be extended thereafter at the sole discretion of the Contracting Authority up to a further four years (i.e. two potential extensions of two years each). Therefore, the maximum period of the Contract is seven years. Throughout the duration of the Contract, it will be subject to regular monthly, quarterly and annual performance reviews and the continuation of the Contract at any time during its term will be dependent on satisfactory performance by the economic operator. The Contract will also contain a break provision which may be exercised by either party subject to giving the period of notice stipulated in the Contract.

II.2.3. Information about renewals

This contract is subject to renewal: yes

Number of possible renewals: 2

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

Duration in months: 84 (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

Any deposits, bonds or guarantees or other forms of security required by the Contracting Authority 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

As detailed 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

Where economic operators intend to form a consortium they may be required to incorporate a company to form a special purpose vehicle. Economic operators forming a consortium will be expected to commit to joint and several liability.

The Contracting Authority may require collateral warranties, parent company guarantees and /or performance bonds, as applicable, to be entered into by other involved economic operators. The Contracting Authority may wish to explore, during the term of the Contract, the practicalities of developing a joint venture partnering arrangement with the economic operator. The joint venture arrangement may take the form of a company or a limited liability partnership in which the Contracting Authority and the economic operator each have an interest.

III.1.4. Contract performance conditions

The performance of the contract is subject to particular conditions: yes
Description of particular conditions: Details of any conditions will be set out in the tender documents. these may include conditions relating to environmental and social requirements.

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: Conditions for participation in the competition are set out in detail in the memorandum of information and prequalification questionnaire. The economic operator and/or members of the consortium must meet the requirements set out in Regulation 23 of the Public Contracts Regulations 2006. The memorandum of information and applicable prequalification questionnaire are available for download from Rand Associates Consultancy Services Ltd eTenders procurement portal <http://etenders.rand-associates.co.uk>

III.2.2. Economic and financial ability

List and brief description of conditions: The information and formalities set out in Article 47 of Directive 2004/18/EC and Regulation 24 Public Contracts Regulations 2006. These requirements will be set out in the questionnaire referred to in III.2.1) above, which can be obtained from the address <http://etenders.rand-associates.co.uk>. All applicants are required to submit a response to the pre-qualification questionnaire in the form issued by the Contracting Authority.

Minimum level(s) of standards possibly required: These are set out in the pre-qualification questionnaire.

III.2.3. Technical and professional ability

List and brief description of conditions:

The information and formalities set out in Article 48 of Directive 2004/18/EC and Regulation 25 Public Contracts Regulations 2006. These requirements will be set out in the questionnaire referred to in III.2.1) above, which can be obtained from the address <http://etenders.rand-associates.co.uk>. All applicants are required to submit a response to the pre-qualification questionnaire in the form issued by the Contracting Authority.

Minimum level(s) of standards possibly required:

These are set out in 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

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 number of candidates: 6

Objective criteria for choosing the limited number of candidates: The objective criteria for choosing the limited number of economic operators (economic and financial standing, technical and professional ability) will be detailed in the applicable memorandum of information and prequalification questionnaire, which can be downloaded from <http://etenders.rand-associates.co.uk>. Where there is a tie for 6th place, then all Economic Operators in 6th place will be invited to tender. For the purposes of this exercise a tie for 6th place is deemed to occur where two or more Economic Operators have identical scores.

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

RM/HMTC/14.

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: 14.4.2014

Payable documents: no

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

22.4.2014 - 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: 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

All documentation including the memorandum of information and prequalification questionnaires can be downloaded from <http://etenders.rand-associates.co.uk>. eTenders@Rand is Rand Associates Consultancy Services Ltd's eprocurement portal (the "Portal") for downloading and uploading PQQs, communicating requests for and responses to clarification, and downloading/submission of PQQ/ tender documentation. All expressions of interest, document requests, communications and submissions must be made via the Portal, which can be accessed at <http://etenders.randassociates.co.uk>. After creating an account on 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 PQQ: HelmHea1

All discussion and correspondence will be deemed strictly subject to contract until the formal contract is entered into. The formal contract will not be binding until it has been signed and dated by the duly authorised representatives of both parties.

VI.4. Procedures for review

VI.4.1. Review body

Official name: The High Court, Royal Courts of Justice

Postal address: Chichester Street

Town: Belfast

Postal code: BT1 3JF

Country: United Kingdom

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 the award of the contract is communicated to tenderers. That 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. The Public Contracts Regulations 2006 (as amended) 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).

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

VI.5. Date of dispatch of this notice

20.3.2014