

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

OJ S 47/2020 06/03/2020

Contract notice

Services

Legal Basis:

Directive 2014/24/EU

Section I: Contracting authority

I.1. Name and addresses

Official name: Albyn Housing Society

Postal address: 98-104 High Street

Town: Invergordon

NUTS code: UKM6 Highlands and Islands

Postal code: IV18 0DL

Country: United Kingdom

Contact person: Tim Frondigoun

E-mail: tfrondigoun@arkconsultancy.co.uk

Telephone: +44 1215153831

Internet address(es):Main address: <https://www.albynhousing.org.uk>Address of the buyer profile: https://www.publiccontractsscotland.gov.uk/search/Search_AuthProfile.aspx?ID=AA30003**I.3. Communication**

The procurement documents are available for unrestricted and full direct access, free of charge, at: https://www.publiccontractsscotland.gov.uk/Search/Search_Switch.aspx?ID=610481

Tenders or requests to participate must be submitted electronically via:

https://publiccontractsscotland.gov.uk/Search/Search_Switch.aspx?ID=610481

Additional information can be obtained from another address:

Official name: ARK Consultancy

Postal address: 84 Spencer Street

Town: Birmingham

NUTS code: UKG31 Birmingham

Postal code: B18 6DS

Country: United Kingdom

E-mail: tfrondigoun@arkconsultancy.co.uk

Telephone: +44 1215153831

Internet address(es):Main address: www.arkconsultancy.co.ukAddress of the buyer profile: www.arkconsultancy.co.uk**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

Reactive Repairs Contractors' Framework

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

Albyn Housing Society is looking to appoint a number of contractors to its framework to deliver reactive repairs to tenanted and vacant properties across its operating area in the Highlands of Scotland. There will be 6 Area based lots and Albyn is looking for:

(a) single- or dual-trade contractors who can provide one or more of electrical, plumbing, and joinery; and

(b) multi-trade contractors who can provide all of electrical, plumbing, joinery and general building repairs.

II.1.5. Estimated total value

Value excluding VAT: 6 500 000,00 GBP

II.1.6. Information about lots

This contract is divided into lots: yes

Tenders may be submitted for all lots

II.2. Description

II.2.1. Title

Inverness and Surrounding Area

Lot No: 2

II.2.2. Additional CPV code(s)

50700000 Repair and maintenance services of building installations

II.2.3. Place of performance

NUTS code: UKM62 Inverness & Nairn and Moray, Badenoch & Strathspey

Main site or place of performance: Inverness, Ardesier, Auldearn, Avoch, Balloch, Clachnaharry, Dochgarroch, Dores, Drumnadrochit, Dyke, Fort Augustus, Fortrose, Foyers, Inverarnie, Kirkhill, Nairn, North Kessock, Rosemarkie, Smithton

II.2.4. Description of the procurement

A framework with up to 11 contractors providing electrical, plumbing, joinery and general building repairs to over 1,400 homes owned and managed by Albyn within the area.

II.2.5. Award criteria

Criteria below

Quality criterion - Name: Customer care and communication / Weighting: 10

Quality criterion - Name: Right first time completion / Weighting: 10

Quality criterion - Name: Ensuring a safe working environment / Weighting: 20

Price - Weighting: 60

II.2.6. Estimated value

Value excluding VAT: 2 200 000,00 GBP

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

Duration in months: 24

This contract is subject to renewal: yes

Description of renewals:

Can be extended for a up to a further 2 years to a maximum of 4 years.

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

II.2. Description

II.2.1. Title

Cairngorms

Lot No: 1

II.2.2. Additional CPV code(s)

50700000 Repair and maintenance services of building installations

II.2.3. Place of performance

NUTS code: UKM62 Inverness & Nairn and Moray, Badenoch & Strathspey

Main site or place of performance: Aviemore, Carrbridge, Glenmore, Grantown, Kincaig, Kingussie, Laggan, Nethy Bridge and Rothiemurchus.

II.2.4. Description of the procurement

A framework with up to 11 contractors providing electrical, plumbing, joinery and general building repairs to nearly 300 properties owned and managed by Albyn within the area.

II.2.5. Award criteria

Criteria below

Quality criterion - Name: Customer care and communication / Weighting: 10

Quality criterion - Name: Right first time completion / Weighting: 10

Quality criterion - Name: Ensuring a safe working environment / Weighting: 20

Price - Weighting: 60

II.2.6. Estimated value

Value excluding VAT: 450 000,00 GBP

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

Duration in months: 24

This contract is subject to renewal: yes

Description of renewals:

Can be extended for up to a further 2 years to a maximum of 4 years.

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**II.2. Description****II.2.1. Title**

Caithness

Lot No: 3

II.2.2. Additional CPV code(s)

50700000 Repair and maintenance services of building installations

II.2.3. Place of performance

NUTS code: UKM61 Caithness & Sutherland and Ross & Cromarty

Main site or place of performance: Armadale, Bettyhill, Thurso, Wick.

II.2.4. Description of the procurement

A framework with up to 11 contractors providing electrical, plumbing, joinery and general building repairs to over 100 homes owned and managed by Albyn within the area.

II.2.5. Award criteria

Criteria below

Quality criterion - Name: Customer care and communication / Weighting: 10

Quality criterion - Name: Right first time completion / Weighting: 10

Quality criterion - Name: Ensuring a safe working environment / Weighting: 20

Price - Weighting: 60

II.2.6. Estimated value

Value excluding VAT: 440 000,00 GBP

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

Duration in months: 24

This contract is subject to renewal: yes

Description of renewals:

Can be extended for up to a further 2 years to a maximum of 4 years.

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

II.2. Description

II.2.1. Title

Invergordon, Dornoch and Surrounding Area
Lot No: 4

II.2.2. Additional CPV code(s)

50700000 Repair and maintenance services of building installations

II.2.3. Place of performance

NUTS code: UKM61 Caithness & Sutherland and Ross & Cromarty
Main site or place of performance: Invergordon, Alness, Ardgay, Bonar Bridge, Brora, Dornoch, Evanton, Fearn, Golspie, Kildary, Milton, Portmahomack, Rosehall, Tain.

II.2.4. Description of the procurement

A framework with up to 11 contractors providing electrical, plumbing, joinery and general building repairs to around 1 000 homes owned and managed by Albyn within the area.

II.2.5. Award criteria

Criteria below

Quality criterion - Name: Customer care and communication / Weighting: 10

Quality criterion - Name: Right first time completion / Weighting: 10

Quality criterion - Name: Ensuring a safe working environment / Weighting: 20

Price - Weighting: 60

II.2.6. Estimated value

Value excluding VAT: 2 260 000,00 GBP

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

Duration in months: 24

This contract is subject to renewal: yes

Description of renewals:

Can be extended for up to a further 2 years to a maximum of 4 years.

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

II.2. Description

II.2.1. Title

North West Coast
Lot No: 5

II.2.2.

Additional CPV code(s)

50700000 Repair and maintenance services of building installations

II.2.3. Place of performance

NUTS code: UKM61 Caithness & Sutherland and Ross & Cromarty

Main site or place of performance: Durness, Kinlochbervie, Lochinver, Scourie, Stoer, Talmine.

II.2.4. Description of the procurement

A framework with up to 11 contractors providing electrical, plumbing, joinery and general building repairs to around 60 homes owned and managed by Albyn within the area.

II.2.5. Award criteria

Criteria below

Quality criterion - Name: Customer care and communication / Weighting: 10

Quality criterion - Name: Right first time completion / Weighting: 10

Quality criterion - Name: Ensuring a safe working environment / Weighting: 20

Price - Weighting: 60

II.2.6. Estimated value

Value excluding VAT: 150 000,00 GBP

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

Duration in months: 24

This contract is subject to renewal: yes

Description of renewals:

Can be extended for up to a further 2 years to a maximum of 4 years.

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**II.2. Description****II.2.1. Title**

South West Coast and Dingwall

Lot No: 6

II.2.2. Additional CPV code(s)

50700000 Repair and maintenance services of building installations

II.2.3. Place of performance

NUTS code: UKM61 Caithness & Sutherland and Ross & Cromarty

NUTS code: UKM62 Inverness & Nairn and Moray, Badenoch & Strathspey

Main site or place of performance: Applecross, Aultbea, Beauly, Conon Bridge, Contin,

Dingwall, Gairloch, Inverasdale, Kiltarlity, Kinlochewe, Kishorn, Lochcarron, Maryburgh, Muir of Ord, Poolewe, Sheildaig, Strathpeffer, Torridon, Ullapool.

II.2.4. Description of the procurement

A framework with up to 11 contractors providing electrical, plumbing, joinery and general building repairs to over 500 homes owned and managed by Albyn within the area.

II.2.5. Award criteria

Criteria below

Quality criterion - Name: Customer care and communication / Weighting: 10

Quality criterion - Name: Right first time completion / Weighting: 10

Quality criterion - Name: Ensuring a safe working environment / Weighting: 20

Price - Weighting: 60

II.2.6. Estimated value

Value excluding VAT: 1 000 000,00 GBP

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

Duration in months: 24

This contract is subject to renewal: yes

Description of renewals:

Can be extended for up to a further 2 years to a maximum of 4 years.

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.1.1. Suitability to pursue the professional activity, including requirements relating to enrolment on professional or trade registers

List and brief description of conditions:

Contractors will be required to hold CHAS accreditation at Premium level or higher prior to being awarded the contract.

Where the contractor will be undertaking electrical repair, servicing testing or installation work then NIC-EIC or Select registration will also be required.

III.1.2. Economic and financial standing

List and brief description of selection criteria:

Employer's liability insurance

Public liability insurance

Minimum level(s) of standards possibly required:

Employer's liability insurance: GBP 5 m

Public liability insurance: GBP 5 m

III.1.3. Technical and professional ability

List and brief description of selection criteria:

Examples of services undertaken in past 3 years

Technicians to be deployed to the contract

External accreditation

Subcontracting

Minimum level(s) of standards possibly required:

Examples of services undertaken must be directly relevant to Albyn's stated requirement.

Information provided on individuals and trades to be deployed and commitment to obtain basic disclosure from disclosure Scotland for those individuals.

External accreditation — CHAS Premium level (either existing or commitment to obtain prior to commencement); appropriate accreditation and certification of all employees required to carry out electrical repair, servicing, testing and installation works -NIC-EIC and/or select registered information to be provided on proposed subcontractors who should also meet the selection criteria.

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

The procurement involves the establishment of a framework agreement

Framework agreement with several operators Envisaged maximum number of participants to the framework agreement: 66 In the case of framework agreements, provide justification for any duration exceeding 4 years:

Not applicable

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: 14/04/2020 Local time: 12:00

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: 14/04/2020 Local time: 13:00

Section VI: Complementary information

VI.1. Information about recurrence

This is a recurrent procurement: no

VI.3. Additional information

Bidders must use the web link provided in this notice to access the selection questionnaire (ESPD (Scotland)) and standard statements.

Bidders must complete the selection questionnaire, using the information provided in this notice and the standard statements as guidance, along with the method statements, pricing proposals and tender declaration as set out within the tender documents.

The contracting authority reserves the right to cancel the procurement at any time and not to proceed with the award of any contract at any stage of the procurement process or to award only a part or parts of any contract reserving the right to cancel or awarding part or parts of this contract.

The contracting authority shall not be liable for any cost or expense incurred by operators in connection with the completion and return of information requested in this contract notice.

Note: to register your interest in this notice and obtain any additional information please visit the Public Contracts Scotland Web Site at https://www.publiccontractsscotland.gov.uk/Search/Search_Switch.aspx?ID=610481.

The buyer has indicated that it will accept electronic responses to this notice via the postbox facility. A user guide is available at https://www.publiccontractsscotland.gov.uk/sitehelp/help_guides.aspx.

Suppliers are advised to allow adequate time for uploading documents and to dispatch the electronic response well in advance of the closing time to avoid any last minute problems.

The contracting authority does not intend to include a sub-contract clause as part of community benefits (as per Section 25 of the Procurement Reform (Scotland) Act 2014) in this contract for the following reason:

It is envisaged that many of the contractors on the framework will be small and micro enterprises.

The contracting authority does not intend to include any community benefit requirements in this contract for the following reason:

It is envisaged that many of the contractors on the framework will be small and micro enterprises.

(SC Ref:610481).

VI.4. Procedures for review

VI.4.1. Review body

Official name: Inverness Sheriff Court

Postal address: The Castle

Town: Inverness

Postal code: IV2 3EG

Country: United Kingdom

E-mail: inverness@scotcourts.gov.uk

Telephone: +44 463230782

Internet address: www.scotcourts.gov.uk

VI.4.2. Body responsible for mediation procedures

Official name: Inverness Sheriff Court

Postal address: The Castle

Town: Inverness

Postal code: IV2 3EG

Country: United Kingdom

E-mail: inverness@scotcourts.gov.uk

Telephone: +44 4632230782

Internet address: www.scotcourts.gov.uk

VI.5. Date of dispatch of this notice

04/03/2020