

UK-St Albans: Construction work for houses

OJ S 76/2013 18/04/2013

Contract notice

Works

Directive 2004/18/EC

Section I: Contracting authority

I.1. Name and addresses

Official name: St Albans City & District Council

Postal address: Civic Centre, St Peter's Street

Town: St Albans

Postal code: AL1 3JE

Country: United Kingdom

Contact person: Housing Asset Management

For the attention of: Stephen Jeremy - Asset Manager

E-mail: stephen.jeremy@stalbans.gov.uk

Telephone: +44 1727819280

Internet address(es):General address of the contracting authority: www.stalbans.gov.ukElectronic access to information: <http://www.stalbans.gov.uk/business/procurement/Available-tenders.aspx>

Electronic submission of tenders and requests to participate: N/A

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**

Regional or local authority

I.3. Main activity

General public services

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**

Housing Reactive Repairs (Schedule of Rates) Contract

II.1.2. Type of contract and place of performance or delivery

Works

Realisation, by whatever means of work, corresponding to the requirements specified by the contracting authorities

NUTS code UKH23 Hertfordshire

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)

Construction work for houses. Contract for Reactive Housing Repairs for the Council's housing stock based on an agreed Schedule of Rates

II.1.6. CPV code(s)

45211100 Construction work for houses

II.1.7. Information about the Government Procurement Agreement (GPA)

The procurement is covered by the Government Procurement Agreement: yes

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

Repairs and Maintenance to domestic scale occupied properties for a social housing provider, including operating a 24 hour call centre to take repairs and enquiry calls. Contract will operate for an initial 5 year term with the possibility (at the Authority's discretion) for up to a further 5 years extension. The range value below reflects the full 10-year term but may be less than that in the event the extension does not take place. Similarly the duration of the contract (in II.3 below) also reflects the possibility of a 10-year term

Estimated value excluding VAT:

Range: between 11 000 000 and 22 000 000 GBP

II.2.2. Information about options

Options: no

II.2.3. Information about renewals

This contract is subject to renewal: no

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

Start 1.4.2014. Completion 31.3.2024

Section III: Legal, economic, financial and technical information

III.1. Conditions related to the contract

III.1.1. Deposits and guarantees required

The Council will require either or both of the following (a) a parent company guarantee where applicable and / or (at the Council's discretion (b) a performance bond equal to not less than 10% of the contract value. Details will be in the Pre-Qualification Questionnaire (PQQ)

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

Will be regulated according to the contract documents

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

Where the service provider is a joint venture (JV) or consortium, the contracting authority will require undertakings of joint and several liability as well as representation by one member only of either the JV or consortium

III.1.4. Contract performance conditions

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

Description of particular conditions: To be advised in accordance with the tender documents

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: The Authority will apply all the offences listed in Article 45(1) of Directive 2004/18/EC (implemented as Regulation 23(1) of the Public Contract Regulations (PCR) 2006 in the UK) and all of the professional misconducts listed at Article 45 (2) of Directive 2004/18/EC (see also Regulation 23(2) in the PCR 2006) to the decision of whether a Candidate is eligible to be invited to tender.

A full list of the Regulation 23(1) and 23(2) criteria are at <http://www.delta-esourcing.com/delta/project/reasonsForExclusion.html#pcr>

Candidates will be required to answer these questions as part of the qualification process. For candidates who are registered overseas, you will need to declare if you have any offences /misconduct under your own countries laws, where these laws are equivalent to the Regulation 23 lists.

Candidates who have been convicted of any of the offences under Article 45(1) are ineligible and will not be selected to bid, unless there are overriding requirements in the general interest for doing so.

Candidates who are guilty of any of the offences, circumstances or misconduct under Article 45 (2) may be excluded from being selected to bid at the discretion of the Authority.

In accordance with the tender documents

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 three 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

In accordance with the tender documents

Minimum level(s) of standards possibly required: In accordance with the tender documents

III.2.3. Technical and professional ability

List and brief description of conditions:

- (a) a list of the works carried out over the past five years, accompanied by certificates of satisfactory execution for the most important works. These certificates shall indicate the value, date and site of the works and shall specify whether they were carried out according to the rules of the trade and properly completed. Where appropriate, the competent authority shall submit these certificates to the contracting authority direct
- (b) a list of the principal deliveries effected or the main services provided in the past three years, with the sums, dates and recipients, whether public or private, involved. Evidence of delivery and services provided shall be given: - where the recipient was a contracting authority, in the form of certificates issued or countersigned by the competent authority, - where the recipient was a private purchaser, by the purchaser's certification or, failing this, simply by a declaration by the economic operator
- (c) an indication of the technicians or technical bodies involved, whether or not belonging directly to the economic operator's undertaking, especially those responsible for quality control and, in the case of public works contracts, those upon whom the contractor can call in order to carry out the work
- (d) A description of the technical facilities and measures used by the supplier or service provider for ensuring quality and the undertaking's study and research facilities
- (e) Where the products or services to be supplied are complex or, exceptionally, are required for a special purpose, a check carried out by the contracting authorities or on their behalf by a competent official body of the country in which the supplier or service provider is established, subject to that body's agreement, on the production capacities of the supplier or the technical capacity of the service provider and, if necessary, on the means of study and research which are available to it and the quality control measures it will operate
- (f) The educational and professional qualifications of the service provider or contractor and/or those of the undertaking's managerial staff and, in particular, those of the person or persons responsible for providing the services or managing the work
- (g) For public works contracts and public services contracts, and only in appropriate cases, an indication of the environmental management measures that the economic operator will be able to apply when performing the contract
- (h) A statement of the average annual manpower of the service provider or contractor and the number of managerial staff for the last three years
- (i) A statement of the tools, plant or technical equipment available to the service provider or contractor for carrying out the contract
- (j) An indication of the proportion of the contract which the services provider intends possibly to subcontract
- (k) With regard to the products to be supplied: (i) samples, descriptions and/or photographs, the authenticity of which must be certified if the contracting authority so requests; (ii) certificates drawn up by official quality control institutes or agencies of recognised competence attesting the conformity of products clearly identified by references to specifications or standards

In accordance with the tender documents

Minimum level(s) of standards possibly required:

In accordance with the tender documents

III.2.4. Information about reserved contracts

III.3. Conditions specific to services contracts

III.3.1. Information about a particular profession

III.3.2. Information about staff responsible for the performance of the contract

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 5: and Maximum number 10

Objective criteria for choosing the limited number of candidates: In accordance with the tender documents but in particular with reference to the financial and technical attributes of the contractor

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

SOR2014

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: 22.4.2013 - 12:00

Payable documents: no

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

31.5.2013 - 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

(a) The contract will be for 5 years commencing 1st April 2014. The Authority reserves the right to extend the contract for a further period of up to 5 years, subject to contract conditions.

(b) The Authority envisages delivering the services through one contract incorporating a range of reactive repairs to housing stock.

(c) Tenderers are advised that the Acquired Rights Directive 2001/23/EC and/or the Transfer of Undertakings (Protection of Employment)

Regulations 2006 (TUPE) may apply to this contract. It is the responsibility of prospective tenderers to take independent advice in order to make their own decision as to the applicability of the Regulations.

To view this notice, please click here:

<https://www.delta-esourcing.com/delta/viewNotice.html?noticeId=56725931>

GO Reference: GO-2013416-PRO-4733383

VI.4. Procedures for review

VI.4.1. Review body

Official name: St Albans City & District Council

Country: United Kingdom

Body responsible for mediation procedures

Official name: St Albans City & District Council

Country: United Kingdom

VI.4.2. Review procedure

Precise information on deadline(s) for review procedures: The Council will incorporate a minimum 10 (calendar) day standstill period at the point information on the award of the contract is communicated to tenderers. This period allows unsuccessful tenderers to challenge the award or chose to seek further debriefing from the Council before the contract is concluded.

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

Official name: St Albans City & District Council

VI.5. Date of dispatch of this notice

16.4.2013