

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

OJ S 74/2016 15/04/2016

Contract notice

Works

Directive 2004/18/EC**Section I: Contracting authority**

I.1. Name and addresses

Official name: Aster Property Limited

Postal address: Sarsen Court, Horton Avenue, Cannings Hill

Town: Devizes

Postal code: SN10 2AZ

Country: United Kingdom

For the attention of: Luke Driscoll

E-mail: astersupport@echelonconsultancy.co.uk

Telephone: +44 1707339800

Fax: +44 1707339801

Internet address(es):General address of the contracting authority: <http://www.aster.co.uk>Electronic access to information: <http://www.echelonconsultancy.co.uk/eDocs>**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**

DLO Support Contract(s) for Repair, Voids, Minor Works and Void Cleaning.

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

Works

Main site or place of performance: Lot 1 — Dorset.

Lot 2 — Hampshire.

Lot 3 — Wiltshire.

Lot 4 — Somerset.
Lot 5 — combination of Lots 1 to 4.
NUTS code UKK South 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)

Aster Property Limited is seeking to appoint one or up to four suitably qualified and experienced Contractors to carry out responsive repairs, voids works and minor works to support the Aster Groups DLO (Aster Property Limited). This includes the following works:

- Responsive Repairs.
- Void Works.
- Void Cleaning.
- General Minor Building Works.

The contract(s) will be an initial period of three (3) years with an option to extend for a further two (2) years.

Bidders can apply for all or any of Lots 1 to 5, but bidders should note that if Lot 5 is awarded, Lots 1, 2, 3 and 4 will not be awarded and if Lots 1 to 4 are awarded as separate contracts then Lot 5 will not be awarded.

II.1.6. CPV code(s)

50700000 Repair and maintenance services of building installations, 50000000 Repair and maintenance services, 45262600 Miscellaneous special-trade construction work, 45332000 Plumbing and drain-laying work, 45332200 Water plumbing work, 45340000 Fencing, railing and safety equipment installation work, 45261900 Roof repair and maintenance work, 45432200 Wall-covering and wall-papering work, 90911200 Building-cleaning services, 45330000 Plumbing and sanitary works, 45261212 Roof-slating work, 45421000 Joinery work, 09320000 Steam, hot water and associated products, 45450000 Other building completion work, 45410000 Plastering work, 45421100 Installation of doors and windows and related components, 45440000 Painting and glazing work, 45431000 Tiling work, 45311000 Electrical wiring and fitting work, 45432112 Laying of paving, 45262000 Special trade construction works other than roof works, 45262321 Floor-screed works, 45200000 Works for complete or part construction and civil engineering work, 45261300 Flashing and guttering work, 45262700 Building alteration work, 45262500 Masonry and bricklaying work, 45262300 Concrete work, 45000000 Construction work, 45100000 Site preparation work, 45420000 Joinery and carpentry installation work, 45262520 Bricklaying work, 79931000 Interior decorating services, 45233200 Various surface works, 45262120 Scaffolding erection work, 45324000 Plasterboard works, 45342000 Erection of fencing, 45421151 Installation of fitted kitchens, 45430000 Floor and wall covering work, 45452000 Exterior cleaning work for buildings

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: yes
Tenders may be submitted for one or more lots

II.1.9. Information about variants

Variants will be accepted: no

II.2. Scope of the procurement

II.2.1. Total quantity or scope

It is envisaged that a total value of the contract will be approximately 1 255 000 GBP per annum excluding VAT (but this amount is subject to variation due to the 2015 Government Budget) across the 4 Lots as follows:

Lot 1 (Dorset) — c 315 000 GBP per annum

Lot 2 (Hampshire) — c 254 000 GBP per annum

Lot 3 (Wiltshire) — c 250 000 GBP per annum

Lot 4 (Somerset) — c 436 000 GBP per annum

Total value = 2016 — 2021= 6 275 000 GBP exclusive VAT.

Estimated value excluding VAT: 6 275 000 GBP

II.2.2. Information about options

Options: yes

Description of options: The contract(s) will be for an initial period of three (3) years with an option to extend for a further two (2) years.

II.2.3. Information about renewals

This contract is subject to renewal: no

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

Duration in months: 60 (from the award of the contract)

Information about lots

Lot No: 1

Lot title: DLO Support Contract for Repair, Voids, Minor Works and Void Cleaning — Dorset

1) Short description

Aster Property Limited is seeking to appoint a suitably qualified and experienced Contractors to carry out responsive repairs, voids works and minor works to support the Aster Groups DLO (Aster property Limited) in Dorset. This includes the following works:

— Responsive Repairs.

— Void Works.

— Void Cleaning.

— General Minor Building Works.

The contract will be an initial period of three (3) years with an option to extend for a further two (2) years.

2) CPV code(s)

50700000 Repair and maintenance services of building installations, 50000000 Repair and maintenance services, 45262600 Miscellaneous special-trade construction work, 45332000 Plumbing and drain-laying work, 45332200 Water plumbing work, 45340000 Fencing, railing and safety equipment installation work, 45261900 Roof repair and maintenance work, 45432200 Wall-covering and wall-papering work, 90911200 Building-cleaning services, 45330000 Plumbing and sanitary works, 45261212 Roof-slating work, 45421000 Joinery work, 09320000 Steam, hot water and associated products, 45450000 Other building completion work, 45410000 Plastering work, 45421100 Installation of doors and windows and related components, 45440000 Painting and glazing work, 45431000 Tiling work, 45311000 Electrical wiring and fitting work, 45432112 Laying of paving, 45262000 Special trade construction works other than roof works, 45262321 Floor-screed works, 45200000 Works for complete or part construction and civil engineering work, 45261300 Flashing and guttering work, 45262700 Building alteration work, 45262500 Masonry and bricklaying work, 45262300 Concrete work,

45000000 Construction work, 45100000 Site preparation work, 45420000 Joinery and carpentry installation work, 45262520 Bricklaying work, 79931000 Interior decorating services, 45233200 Various surface works, 45262120 Scaffolding erection work, 45324000 Plasterboard works, 45342000 Erection of fencing, 45421151 Installation of fitted kitchens, 45430000 Floor and wall covering work, 45452000 Exterior cleaning work for buildings

3) Quantity or scope

Aster Property Limited is seeking to appoint a suitably qualified and experienced Contractor to carry out responsive repairs, voids works and minor works to support the Aster Groups DLO (Aster property Limited) in Dorset. This includes the following works:

- Responsive Repairs.
- Void Works.
- Void Cleaning.
- General Minor Building Works.

The contract will be an initial period of three (3) years with an option to extend for a further two (2) years.

Estimated value excluding VAT: 1 575 000 GBP

4) Indication about different time frame or duration

Duration in months: 60 (from the award of the contract)

5) Additional information about lots

The Contract will be for an initial period of three (3) years with an option to extend for a further two (2) years.

Lot No: 2

Lot title: DLO Support Contract for Repair, Voids, Minor Works and Void Cleaning — Hampshire

1) Short description

Aster Property Limited is seeking to appoint a suitably qualified and experienced Contractor to carry out responsive repairs, voids works and minor works to support the Aster Groups DLO (Aster property Limited) in Hampshire. This includes the following works:

- Responsive Repairs.
- Void Works.
- Void Cleaning.
- General Minor Building Works.

The contract will be an initial period of three (3) years with an option to extend for a further two (2) years.

2) CPV code(s)

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3) Quantity or scope

Aster Property Limited is seeking to appoint a suitably qualified and experienced Contractor to carry out responsive repairs, voids works and minor works to support the Aster Groups DLO (Aster Property Limited) in Hampshire. This includes the following works:

- Responsive Repairs.
- Void Works.
- Void Cleaning.
- General Minor Building Works.

The contract will be an initial period of three (3) years with an option to extend for a further two (2) years.

Estimated value excluding VAT: 1 270 000 GBP

4) Indication about different time frame or duration

Duration in months: 60 (from the award of the contract)

5) Additional information about lots

The Contract will be for an initial period of three (3) years with an option to extend for a further two (2) years.

Lot No: 3

Lot title: DLO Support Contract for Repair, Voids, Minor Works and Void Cleaning — Wiltshire

1) Short description

Aster Property Limited is seeking to appoint a suitably qualified and experienced Contractor to carry out responsive repairs, voids works and minor works to support the Aster Groups DLO (Aster property Limited) in Wiltshire. This includes the following works:

- Responsive Repairs.
- Void Works.
- Void Cleaning.
- General Minor Building Works.

The contract will be an initial period of three (3) years with an option to extend for a further two (2) years.

2) CPV code(s)

50700000 Repair and maintenance services of building installations, 50000000 Repair and maintenance services, 45262600 Miscellaneous special-trade construction work, 45332000 Plumbing and drain-laying work, 45332200 Water plumbing work, 45340000 Fencing, railing and safety equipment installation work, 45261900 Roof repair and maintenance work, 45432200 Wall-covering and wall-papering work, 90911200 Building-cleaning services, 45330000 Plumbing and sanitary works, 45261212 Roof-slating work, 45421000 Joinery work, 09320000 Steam, hot water and associated products, 45450000 Other building completion work, 45410000 Plastering work, 45421100 Installation of doors and windows and related components, 45440000 Painting and glazing work, 45431000 Tiling work, 45311000 Electrical wiring and fitting work, 45432112 Laying of paving, 45262000 Special trade construction works other than roof works, 45262321 Floor-screed works, 45200000 Works for complete or part construction and civil engineering work, 45261300 Flashing and guttering work, 45262700 Building alteration work, 45262500 Masonry and bricklaying work, 45262300 Concrete work,

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3) Quantity or scope

Aster Property Limited is seeking to appoint a suitably qualified and experienced Contractor to carry out responsive repairs, voids works and minor works to support the Aster Groups DLO (Aster Property Limited) in Wiltshire. This includes the following works:

- Responsive Repairs.
- Void Works.
- Void Cleaning.
- General Minor Building Works.

The contract will be an initial period of three (3) years with an option to extend for a further two (2) years.

Estimated value excluding VAT: 1 250 000 GBP

4) Indication about different time frame or duration

Duration in months: 60 (from the award of the contract)

5) Additional information about lots

The Contract will be for an initial period of three (3) years with an option to extend for a further two (2) years.

Lot No: 4

Lot title: DLO Support Contract for Repair, Voids, Minor Works and Void Cleaning — Somerset

1) Short description

Aster Property Limited is seeking to appoint a suitably qualified and experienced Contractor to carry out responsive repairs, voids works and minor works to support the Aster Groups DLO (Aster property Limited) in Somerset. This includes the following works:

- Responsive Repairs.
- Void Works.
- Void Cleaning.
- General Minor Building Works.

The contract will be an initial period of three (3) years with an option to extend for a further two (2) years.

2) CPV code(s)

50700000 Repair and maintenance services of building installations, 50000000 Repair and maintenance services, 45262600 Miscellaneous special-trade construction work, 45332000 Plumbing and drain-laying work, 45332200 Water plumbing work, 45340000 Fencing, railing and safety equipment installation work, 45261900 Roof repair and maintenance work, 45432200 Wall-covering and wall-papering work, 90911200 Building-cleaning services, 45330000 Plumbing and sanitary works, 45261212 Roof-slating work, 45421000 Joinery work, 09320000 Steam, hot water and associated products, 45450000 Other building completion work, 45410000 Plastering work, 45421100 Installation of doors and windows and related components, 45440000 Painting and glazing work, 45431000 Tiling work, 45311000 Electrical wiring and fitting work, 45432112 Laying of paving, 45262000 Special trade construction works other than roof works, 45262321 Floor-screed works, 45200000 Works for complete or part construction and civil engineering work, 45261300 Flashing and guttering work, 45262700 Building alteration work, 45262500 Masonry and bricklaying work, 45262300 Concrete work,

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3) Quantity or scope

Aster Property Limited is seeking to appoint a suitably qualified and experienced Contractor to carry out responsive repairs, voids works and minor works to support the Aster Groups DLO (Aster Property Limited) in Somerset. This includes the following works:

- Responsive Repairs.
- Void Works.
- Void Cleaning.
- General Minor Building Works.

The contract will be an initial period of three (3) years with an option to extend for a further two (2) years.

Estimated value excluding VAT: 2 180 000 GBP

4) Indication about different time frame or duration

Duration in months: 60 (from the award of the contract)

5) Additional information about lots

The Contract will be for an initial period of three (3) years with an option to extend for a further two (2) years.

Lot No: 5

Lot title: DLO Support Contract for Repair, Voids, Minor Works and Void Cleaning — All Areas (Dorset, Hampshire, Wiltshire & Somerset)

1) Short description

Aster Property Limited is seeking to appoint a suitably qualified and experienced Contractor to carry out responsive repairs, voids works and minor works to support the Aster Groups DLO (Aster property Limited) in all areas (Dorset, Hampshire, Wiltshire and Somerset) as a single contract. This includes the following works:

- Responsive Repairs.
- Void Works.
- Void Cleaning.
- General Minor Building Works.

The contract will be an initial period of three (3) years with an option to extend for a further two (2) years.

2) CPV code(s)

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construction and civil engineering work, 45261300 Flashing and guttering work, 45262700 Building alteration work, 45262500 Masonry and bricklaying work, 45262300 Concrete work, 45000000 Construction work, 45100000 Site preparation work, 45420000 Joinery and carpentry installation work, 45262520 Bricklaying work, 79931000 Interior decorating services, 45233200 Various surface works, 45262120 Scaffolding erection work, 45324000 Plasterboard works, 45342000 Erection of fencing, 45421151 Installation of fitted kitchens, 45430000 Floor and wall covering work, 45452000 Exterior cleaning work for buildings

3) Quantity or scope

Aster Property Limited is seeking to appoint a suitably qualified and experienced Contractor to carry out responsive repairs, voids works and minor works to support the Aster Groups DLO (Aster property Limited) in all areas (Dorset, Hampshire, Wiltshire & Somerset) as a single contract. This includes the following works:

- Responsive Repairs.
- Void Works.
- Void Cleaning.
- General Minor Building Works.

The contract will be an initial period of three (3) years with an option to extend for a further two (2) years.

Estimated value excluding VAT: 6 275 000 GBP

4) Indication about different time frame or duration

Duration in months: 60 (from the award of the contract)

5) Additional information about lots

The Contract will be for an initial period of three (3) years with an option to extend for a further two (2) years.

Section III: Legal, economic, financial and technical information

III.1. Conditions related to the contract

III.1.1. Deposits and guarantees required

Details of any deposits, guarantees or bonds required by the Contracting Authority will be set out in the Contract Documents.

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

Details of any financial conditions and payment arrangements required by the Contracting Authority will be set out in 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

Consortium bids must state on their face that the bidding members are a consortium. The Contracting Authority reserves the right to require a lead contractor to undertake primary contractual liability or to require that 1 or more parties are jointly and severally liable.

III.1.4. Contract performance conditions

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

Description of particular conditions: Under the contract, the Contractor and any supply chain will be required to actively participate in the achievement of social and/or environmental policy objectives relating to recruitment and training and supply chain initiatives. Accordingly, the

contract performance conditions may relate in particular to social and/or environmental regeneration conditions.

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: Information and formalities necessary for evaluating if the requirements are met: Applicants will be required to complete a pre qualification questionnaire consistent with Directive 107 (1) in the 2015 Public Contracts Regulations. This can be obtained from: <http://www.echelonconsultancy.co.uk/eDocs> and must be returned to the Electronic Submission URL by the date stipulated.

III.2.2. Economic and financial ability

List and brief description of conditions: Information and formalities necessary for evaluating if the requirements are met: Applicants will be required to complete a pre qualification questionnaire consistent with Directive 107 (1) in the 2015 Public Contracts Regulations. This can be obtained from: <http://www.echelonconsultancy.co.uk/eDocs> and must be returned to the electronic submission URL by the date stipulated.

Minimum level(s) of standards possibly required: As set out in the PQQ: <http://www.echelonconsultancy.co.uk/eDocs>

III.2.3. Technical and professional ability

List and brief description of conditions:

Applicants will be required to complete a pre qualification questionnaire consistent with Directive 107 (1) in the 2015 Public Contracts Regulations. This can be obtained from: <http://www.echelonconsultancy.co.uk/eDocs> and must be returned to the electronic submission URL by the date stipulated.

Minimum level(s) of standards possibly required:

As set out in the PQQ: <http://www.echelonconsultancy.co.uk/eDocs>

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 6

Objective criteria for choosing the limited number of candidates: The most economically advantageous tender in terms of the criteria stated in the specification or in the invitation to tender.

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

Aster/651

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: 11.5.2016 - 17:00

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

12.5.2016 - 13:00

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

The Contracting Authority considers that this contract may be suitable for economic operators that are small or medium enterprises (SMEs). However, any selection of tenderers will be based solely on the criteria set out for the procurement, and the contract will be awarded on the basis of the most economically advantageous tender.

The Contracting Authority reserves the right to cancel the procurement and not to proceed with the contract at any stage of the procurement process. The Contracting Authority also reserves the right not to award any contract or to award a contract for part or parts of the works only.

Further, award of a contract is not a guarantee of any fixed amount of work.

The Contracting Authority will not, under any circumstances, reimburse any expense incurred by Applicants in preparing their PQQ or tender submissions.

VI.4. Procedures for review

VI.4.1. Review body

Official name: Section VI.4.2) below

Body responsible for mediation procedures

Official name: Section VI.4.2) below

VI.4.2. Review procedure

Precise information on deadline(s) for review procedures: The Contracting Authority will allow a period of at least 10 calendar days between the date it gives to candidates of the decision to award the proposed agreement and the date on which it proposes to conclude the agreement. If by midnight on the 2nd working day of the 10-day standstill period, the Contracting Authority receives a request in writing from a candidate as to why it was unsuccessful, the Contracting Authority is required to provide additional information to the candidate. That information must be provided at least 3 working days before the expiry of the 10 days standstill period (though the standstill period may be extended, if it is not possible to provide the information in time). Requests for additional information should be sent to the contact in Section I.1) An aggrieved candidate who claims that it has suffered or risked loss or damage as a result of a breach by the Contracting Authority of its duties under the Public Contract Regulations 2015 may take proceedings in the High Court. Any such proceedings must be brought promptly and in any event within 3 months from the date on which grounds for bringing proceedings 1starose (the Court has discretion to extend the period for a good reason).

If an appeal regarding the award of a contract has not been successfully resolved the Public Contracts Regulations 2015 (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.

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

Official name: Cabinet Office

Postal address: 70 Whitehall

Town: London

Postal code: SW1A 2AS

Country: United Kingdom

VI.5. Date of dispatch of this notice

11.4.2016