

**UK-London: Building construction work**

OJ S 84/2013 30/04/2013

**Contract notice****Works****Directive 2004/18/EC****Section I: Contracting authority**

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**I.1. Name and addresses**

Official name: Ealing Council

Postal address: Perceval House, 14-16 Uxbridge Road, Ealing

Town: London

Postal code: W5 2HL

Country: United Kingdom

Contact person: Housing Repairs and Maintenance

For the attention of: Phillip Brown

E-mail: [brownph@ealing.gov.uk](mailto:brownph@ealing.gov.uk)

Telephone: +44 2088256218

**Internet address(es):**General address of the contracting authority: <http://www.ealing.gov.uk>Address of the buyer profile: [http://www.ealing.gov.uk/info/200095/tenders\\_and\\_contracts](http://www.ealing.gov.uk/info/200095/tenders_and_contracts)**Additional information can be obtained from:**

Official name: Ealing Council

Postal address: Perceval House, 14-16 Uxbridge Road

Town: Ealing, London,

Postal code: W5 2HL

Country: United Kingdom

Contact person: Housing Repairs and Maintenance

For the attention of: Phillip Brown

E-mail: [brownph@ealing.gov.uk](mailto:brownph@ealing.gov.uk)

Telephone: +44 2088256218

Internet address: <http://www.ealing.gov.uk>**Specifications and additional documents (including documents for competitive dialogue and a dynamic purchasing system) can be obtained from:**

Official name: Ealing Council

Postal address: Perceval House, 14-16 Uxbridge Road

Town: Ealing, London,

Postal code: W5 2HL

Country: United Kingdom

Contact person: Housing Repairs and Maintenance

For the attention of: Phillip Brown

E-mail: [brownph@ealing.gov.uk](mailto:brownph@ealing.gov.uk)

Telephone: +44 2088256218

Internet address: <http://www.ealing.gov.uk>**Tenders or requests to participate must be submitted:** Official name: Ealing Council

Postal address: Perceval House, 14-16 Uxbridge Road

Town: Ealing, London,

Postal code: W5 2HL

Country: United Kingdom  
For the attention of: Strategic Procurement  
Telephone: +44 2088255000  
Internet address: <http://www.ealing.gov.uk>

**I.2. Type of the contracting authority**

Regional or local authority

**I.3. Main activity**

General public services

**I.4. Contract award on behalf of other contracting authorities**

The contracting authority is purchasing on behalf of other contracting authorities: no

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**Section II: Object of the contract**

**II.1. Description**

**II.1.1. Title attributed to the contract by the contracting authority**

Housing Responsive Repairs and Maintenance Contracts - East & West

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

Works

Execution

Main site or place of performance: Within the London Borough of Ealing (East & West).

NUTS code UKI23 Outer London - West and North West

**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)**

Responsive Maintenance of & repairs to existing occupied and some void (empty) houses, blocks of dwellings, communal blocks and estate areas, sheltered housing, hostels, community centres, and a small number of commercial properties owned and managed by the London Borough of Ealing.

There will be some planned maintenance works and out of hours emergency work. Note: Out of hours emergency work means repairs that are necessary to remove immediate danger to people to avoid flooding, major damage to property, or to make the property secure.

The borough will be divided into 2 areas (East and West) and a different contractor will be appointed for each area.

Work in East will commence approximately on 1 September 2013 and work in West will commence no later than 1 March 2014, but may start earlier.

It is intended that contracts for both East and West will end at around August / September 2015 but we are also inviting variant bids for a longer duration (please see additional information section).

**II.1.6. CPV code(s)**

45210000 Building construction work, 45211000 Construction work for multi-dwelling buildings and individual houses, 45261900 Roof repair and maintenance work, 45262100 Scaffolding work, 45262500 Masonry and bricklaying work, 45262700 Building alteration work, 45311000 Electrical wiring and fitting work, 45330000 Plumbing and sanitary works, 45332300 Drain-

laying work, 45410000 Plastering work, 45420000 Joinery and carpentry installation work, 45430000 Floor and wall covering work, 45440000 Painting and glazing work, 45450000 Other building completion work, 45453100 Refurbishment work, 50700000 Repair and maintenance services of building installations

#### **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: yes

### **II.2. Scope of the procurement**

#### **II.2.1. Total quantity or scope**

Approximately 18,000 dwellings in whole borough with 8,000 – 10,000 dwellings in each of the areas. The annual value is approximately 1 500 000 GBP per annum in each side of the Borough.

Note, some of the stock is within areas identified for regeneration and development. This is likely to lead to some loss of assets during the course of the contract.

The borough will be divided into 2 areas (East and West) and a different contractor will be appointed for each area. However, in certain circumstances, as specified in the contract documents (including an early termination of the contract for the other area), the contractor for one area may be required to assume responsibility on a temporary or permanent basis (so potentially for the remainder of the originally intended term of the contract for that other area) for carrying out some / all of the work under that other area.

Estimated value excluding VAT: 6 000 000 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**

## **Section III: Legal, economic, financial and technical information**

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### **III.1. Conditions related to the contract**

#### **III.1.1. Deposits and guarantees required**

A parent company guarantee may be required for this contract. A bond may be required if the winning contractor does not have a parent company, or if the Council's Chief Finance Officer (CFO) or the Director of Corporate Finance does not approve the parent company.

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

As set out in the contract document

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

Joint and several liability

### **III.1.4. Contract performance conditions**

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

Description of particular conditions: The form of contract for the works will be the JCT Measured Term Contract incorporating the Council's project specific amendments.

### **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: (1) All candidates will be required to produce a certificate or declaration demonstrating that they are not bankrupt or the subject of an administration order, are not being wound-up, have not granted a trust deed, are not the subject of a petition presented for sequestration of their estate, have not had a receiver, manager or administrator appointed and are not otherwise apparently insolvent.

(2) All candidates will be required to produce a certificate or declaration demonstrating that the candidate, their directors, or any other person who has powers of representation, decision or control of the candidate has not been convicted of conspiracy, corruption, bribery, or money laundering. Failure to provide such a declaration will result in the candidate being declared ineligible and they will not be selected to participate in this procurement process.

(3) All candidates will be required to produce a certificate or declaration demonstrating that they have not been convicted of a criminal offence relating to the conduct of their business or profession.

(4) All candidates will be required to produce a certificate or declaration demonstrating that they have not committed an act of grave misconduct in the course of their business or profession.

(5) All candidates must comply with the requirements of the State in which they are established, regarding registration on the professional or trade register.

(6) Any candidate found to be guilty of serious misrepresentation in providing any information required, may be declared ineligible and not selected to continue with this procurement process.

(7) All candidates will have to demonstrate that they are licensed, or a member of the relevant organisation, in the State where they are established, when the law of that State prohibits the provision of the services, described in this notice, by a person who is not so licensed or who is not a member of the relevant organisation.

(8) All candidates will be required to produce a certificate or declaration demonstrating that they have fulfilled obligations relating to the payment of social security contributions under the law of any part of the United Kingdom or of the relevant State in which the candidate is established.

(9) All candidates will be required to produce a certificate or declaration demonstrating that they have fulfilled obligations relating to the payment of taxes under the law of any part of the United Kingdom or of the relevant State in which the economic operator is established.

Further detail on the relevant requirements are set out in the Pre-Qualification Questionnaire (PQQ) which candidates will be required to complete and submit and which can be obtained from the contact point described at section I.1 above.

#### **III.2.2. Economic and financial ability**

List and brief description of conditions: (1) All candidates will be required to provide evidence of relevant professional risk indemnity insurance.

(2) All candidates will be required to provide a statement, covering the 3 previous financial years including the overall turnover of the candidate and the turnover in respect of the activities which are of a similar type to the subject matter of this notice.

(3) All candidates will be required to provide statements of accounts or extracts from those accounts relating to their business.

Further detail on the relevant requirements are set out in the Pre-Qualification Questionnaire (PQQ) which candidates will be required to complete and submit and which can be obtained from the contact point described at section I.1 above.

### **III.2.3. Technical and professional ability**

List and brief description of conditions:

(1) Details of the educational and professional qualifications of their managerial staff; and those of the person(s) who would be responsible for providing the services or carrying out the work or works under the contract;

(2) An indication of the proportion of the contract which the services provider intends possibly to subcontract.

(3) A list of works carried out over the past 5 years, detailing the value of the consideration received; when and where the work or works were carried out; and whether they were carried out according to the rules of the trade or profession and properly completed.

In order to assess whether a candidate meets the minimum standards of technical and/or professional ability we consider necessary to ensure that all elements of the contract are fully delivered, candidates will be asked to nominate a number of referees who are local authorities, public bodies or companies and with whom the bidder been engaged in a similar contract.

References will be taken up as part of the selection process. We reserve the right to consult further with candidates' stated referees as part of the process of awarding the contract.

Applicants will be required to be members of professional trade bodies, and to demonstrate that staff, tradesmen and subcontractors are qualified and competent, and receive regular and appropriate training and development.

Further detail on the relevant requirements are set out in the Pre-Qualification Questionnaire (PQQ) which candidates will be required to complete and submit and which can be obtained from the contact point described at section I.1 above.

### **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**

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### **IV.1. Type of procedure**

#### **IV.1.1. Type of procedure**

Accelerated restricted

Justification for the choice of accelerated procedure: Unexpected early termination of existing contracts, resulting in a necessity to replace the existing incumbent contractor for the East area by the end of August 2013.

#### **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: Candidates must pass the 'Pass/Fail' aspects of the PQQ and we envisage that between 5 and 10 of the highest scoring candidates will then be invited to participate at the tender stage of this procurement process based on their % score ranking from the 'Scored Questions' of the PQQ.

#### **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**

972

##### **IV.3.2. Previous publication concerning this procedure**

##### **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: 13.5.2013

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

13.5.2013 - 16:00

##### **IV.3.5. Estimated date of dispatch of invitations to tender or to participate to selected candidates**

24.5.2013

##### **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**

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##### **VI.1. Information about recurrence**

##### **VI.2. Information about European Union funds**

##### **VI.3. Additional information**

Request to participate must be made and the completed PQQ questionnaire must be returned by 13.5.2013 within fifteen days of the date of issue of this notice.

Please note: Specialist contracts are being procured separately in respect of CPVs 45261900, 4562100, 45332300 & 45410000, however, from time to time the suppliers for this contract may be instructed to carry out works under these headings.

The Council is seeking a variant bid for this contract based on a longer contract duration of

four years (measured from September 2013) with an option for the council to extend for another year. Variant bids for this longer duration will be considered by the Council in accordance with any rules described in the Invitation To Tender. Contractors will be required to price both the standard bid and the variant one.

In addition, an Open Forum to set out the Council's repairs strategy has been arranged by Ealing Council for all those candidates who have expressed an interest in submitting a PQQ, starting at 10:00 am (arrival from 9:30 to 10 am and duration about 2 1/2 hours) on Friday 3 May 2013 at The Georgian Eating Room, Pitzhanger Manor and Gallery, Walpole Park, Mattock Lane, Ealing, London, W5 5EQ.  
(MT Ref:104262)

**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**

25.4.2013