

UK-Feltham: Building construction work

OJ S 89/2013 08/05/2013

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

I.1. Name and addresses

Official name: Hounslow Homes Ltd

Postal address: St Catherine's House, 2 Hanworth Road

Town: Feltham

Postal code: TW13 5AB

Country: United Kingdom

Contact person: Finance

For the attention of: Procurement Manager

E-mail: tenders@hounslowhomes.org.uk

Telephone: +44 2085836431

Fax: +44 2085834129

Internet address(es):General address of the contracting authority: www.hounslowhomes.org.ukAddress of the buyer profile: http://www.mytenders.org/search/Search_AuthProfile.aspx?ID=AA22007**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**

Other: ALMO of London Borough of Hounslow

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: yes

Official name: London Borough of Hounslow

Section II: Object of the contract

II.1. Description**II.1.1. Title attributed to the contract by the contracting authority**

Building Construction Work.

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

Works

Design and execution

Main site or place of performance: London Borough of Hounslow.
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)

The ALMO currently manages about 15,900 properties on behalf of the Local Authority. Hounslow Homes has been awarded 3 star rating by the Audit Commission and aims to be the best housing company in the Country and be a provider of choice to Tenants, Leaseholders and the Council. Therefore, quality delivery to its Tenants and Leaseholders is extremely important.

Hounslow Homes expects support in carrying out stock assessments to ensure they remain up to date and identify eligible measures to maximise the Green Deal or other grant subsidies available to improve energy efficiency and reduce fuel poverty.

Hounslow Homes Ltd expects to enter into a Long Term Partnering Contract, using TPC 2005 amended 2008 with amendments to reflect the changes to the Construction Act made by the Local Democracy Economic Development and Construction Act 2010, for the delivery of repairs, maintenance and capital works. The Works may include small new build developments not exceeding 10 units.

The Contract is for an initial term of five years (subject to earlier termination in accordance with the Contract) and may be extended by Hounslow at its sole discretion for a further period of five years. The anticipated commencement date is 1.4.2014. Hounslow Homes expects the Contractor, where possible, to use, develop and train the young and the long term unemployed and support the local economy.

Listed below are the types of work which may be included in the Contract. This is not an exhaustive list of requirements as it may change over time due to the nature of the work.

Roofing: Flat roofing renewal, re-felting, work to pitched roofs, flat to pitch conversions , roof coatings, soffits, fascias, gutters and rainwater pipes, roof access ladders, roof guard rails, fall arrest systems.

Structural strengthening and repair work: to roofs, concrete, brickwork, windows, doors, balcony and balustrade metalwork.

Extensions to buildings: including all works to kitchens, bathrooms, electrics, boilers and heating systems as required.

Loft conversions: including new toilets and baths, electrics as required.

General property refurbishments: can involve all works as required (demolitions, plumbing, heating, electrics, plastering, carpentry, painting, insulation, re-glazing, new extensions, loft conversions).

Repairs to fire and flood damaged properties.

External estate works: including roads, paving, fencing, walling, gates, landscaping, play areas, multi use games areas , bin stores , repairs to sheds and new shed.

Door entry systems and enclosures.

Asbestos removal.

PV panels: retrofitting (may also be undertaken in conjunction with re-roofing).

Aids and adaptations: small items, wet rooms and floors, over-bath showers, level access showers, stair lifts and kitchen adaptations.

Insulation work: as required to cavity walls, roofs , solid walls and external voids.

Kitchen replacements.

Bathroom replacements.

Boiler replacements.
 UPVC, timber and aluminium windows, doors, screens and louvers.
 New flooring and suspended ceilings to communal areas.
 Builders work in connection with statutory authorities e.g. trenches.
 Damp proofing works.
 Underpinning.
 Underground drainage, repairs and new.
 External cladding: rain screen, insulating and render systems.
 Asphaltting.
 Piling.
 Contaminated ground works.
 Demolition works.
 System built or traditionally built community halls.
 Services required: Party Wall Awards, feasibility studies, production of specifications, design and construction drawings, site investigation and structural testing.
 Construction of additional floors on low rise blocks of flats.
 Some small new build developments not exceeding 10 units per development.

NOTE: To register your interest in this notice and obtain any additional information please visit the myTenders Web Site at http://www.myTenders.org/Search/Search_Switch.aspx?ID=89112

II.1.6. CPV code(s)

45210000 Building construction work, 45000000 Construction work, 44111000 Building materials, 44112000 Miscellaneous building structures, 44115000 Building fittings, 44115800 Building internal fittings, 50700000 Repair and maintenance services of building installations, 50710000 Repair and maintenance services of electrical and mechanical building installations, 45211000 Construction work for multi-dwelling buildings and individual houses, 45211340 Multi-dwelling buildings construction work, 45260000 Roof works and other special trade construction works, 45261215 Solar panel roof-covering work, 45261900 Roof repair and maintenance work, 45421100 Installation of doors and windows and related components, 44221100 Windows, 45421130 Installation of doors and windows, 45421131 Installation of doors, 44521110 Door locks, 44221220 Fire doors, 44221212 Door screens, 42160000 Boiler installations, 45331110 Boiler installation work, 44621000 Radiators and boilers, 45261410 Roof insulation work, 45320000 Insulation work, 45321000 Thermal insulation work, 45323000 Sound insulation work, 45111000 Demolition, site preparation and clearance work, 45111100 Demolition work, 44112000 Miscellaneous building structures, 44210000 Structures and parts of structures, 44212320 Miscellaneous structures, 45453100 Refurbishment work, 45211310 Bathrooms construction work, 45232450 Drainage construction works, 45232451 Drainage and surface works, 45233000 Construction, foundation and surface works for highways, roads, 45233200 Various surface works, 45233222 Paving and asphaltting works, 45223200 Structural works, 45260000 Roof works and other special trade construction works, 45262650 Cladding works, 45330000 Plumbing and sanitary works, 45111300 Dismantling works, 45262660 Asbestos-removal work, 42961100 Access control system, 09331000 Solar panels, 33196200 Devices for the disabled, 44112210 Solid flooring, 45432114 Wood flooring work, 45421146 Installation of suspended ceilings, 44621200 Boilers, 45421151 Installation of fitted kitchens, 45112700 Landscaping work, 45211310 Bathrooms construction work, 45300000 Building installation work, 45262700 Building alteration work, 45440000 Painting and glazing work, 45211340 Multi-dwelling buildings construction work, 45211000 Construction work for multi-dwelling buildings and individual 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

The Contract is for an initial term of 5 years (subject to earlier termination in accordance with the Contract) and may be extended by Hounslow at its sole discretion for a further period of 5 years for building repairs, maintenance and capital works and may include some new build developments not exceeding 10 units for Hounslow Homes and London Borough of Hounslow properties.

The estimated values shown are for guidance only and may vary over the Contract Period and Hounslow Homes does not guarantee a minimum quantity or value.

Estimated value excluding VAT:

Range: between 25 000 000 and 50 000 000 GBP

II.2.2. Information about options

Options: yes

Description of options: The Contract is for an initial term of 5 years (subject to earlier termination in accordance with the Contract) and may be extended by Hounslow at its sole discretion for a further period of 5 years.

Provisional timetable for recourse to these options:
in months: 60 (from the award of the contract)

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)

Section III: Legal, economic, financial and technical information

III.1. Conditions related to the contract

III.1.1. Deposits and guarantees required

As set out in the Tender Documents.

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

Payment Terms shall be as 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

Where a consortium is proposed, Hounslow Homes will require either that a lead member of that consortium takes on primary contractual liability or that all members of the consortium are jointly and severally liable.

III.1.4. Contract performance conditions

The performance of the contract is subject to particular conditions: no

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: As set out in the Pre Qualification Questionnaire and Invitation to Tender Documents.

III.2.2. Economic and financial ability

List and brief description of conditions: As set out in the Pre Qualification Questionnaire and Invitation to Tender Documents.

III.2.3. Technical and professional ability

List and brief description of conditions:

As set out in the Pre Qualification Questionnaire and Invitation to 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 number of candidates: 6

Objective criteria for choosing the limited number of candidates: Applicants will be required to express an interest by completing and returning a pre-qualification questionnaire consistent with the provisions of Directive 2004/18 EC. That questionnaire is available from the contact set out at section I.1 and must be returned to that address by the date stipulated at section IV. 3.4 and as set out in the Pre Qualification Questionnaire.

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

HH2013/T0003.

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: 3.6.2013

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

13.6.2013 - 12:00

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

10.7.2013

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

VI.1. Information about recurrence

VI.2. Information about European Union funds

VI.3. Additional information

Estimated dates are for guidance only. Whilst Hounslow Homes will do its best to adhere to these dates, it does not accept any liability or responsibility for any changes or delays.

Hounslow Homes reserves the right to stop the procurement process at any stage without liability or responsibility.

(MT Ref:89112)

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

7.5.2013