

UK-Peterborough: Repair and maintenance services

OJ S 92/2013 14/05/2013

Contract notice

Works

Directive 2004/18/EC

Section I: Contracting authority

I.1. Name and addresses

Official name: Axiom Housing Association

Postal address: Maskew Avenue

Town: Peterborough

Postal code: PE1 2SX

Country: United Kingdom

For the attention of: Paul Veni, Asset Manager

Telephone: +44 1733347135

Fax: +44 1733295520

Internet address(es):

General address of the contracting authority: <http://www.axiomha.org.uk>

Additional information can be obtained from:

Official name: LMC Partnership Ltd

Postal address: Breckland Business Centre, St Withburga Lane

Town: Dereham

Postal code: NR19 1FD

Country: United Kingdom

For the attention of: Paul Christian

E-mail: axiomha@lmcpartnership.co.uk

Telephone: +44 362693168

Fax: +44 362692137

Internet address: <http://www.lmcpartnership.co.uk>

Specifications and additional documents (including documents for competitive dialogue and a dynamic purchasing system) can be obtained from:

Official name: LMC Partnership Ltd

Postal address: Breckland Business Centre, St Withburga Lane

Town: Dereham

Postal code: NR19 1FD

Country: United Kingdom

For the attention of: Paul Christian

E-mail: axiomha@lmcpartnership.co.uk

Telephone: +44 362693168

Fax: +44 362692137

Internet address: <http://www.lmcpartnership.co.uk>

Tenders or requests to participate must be submitted: Official name: LMC Partnership Ltd

Postal address: Breckland Business Centre, St Withburga Lane

Town: Dereham

Postal code: NR19 1FD

Country: United Kingdom

For the attention of: Paul Christian

E-mail: axiomha@lmcpartnership.co.uk
Telephone: +44 362693168
Fax: +44 362692137
Internet address: <http://www.lmcpartnership.co.uk>

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

Responsive Repairs and Maintenance Contract.

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

Works

Main site or place of performance: Within the counties of Cambridgeshire and Lincolnshire.
NUTS code UKH12 Cambridgeshire CC,UKF3 Lincolnshire

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)

A responsive repair and maintenance contract, including void repair work, to Axiom Housing Association's housing stock of approximately 2200 dwellings, plus communal areas and block garages.

The contract will also include a 24-hour emergency repair service, and also include works relating to External Re-decoration and Major Works comprising Kitchen, Bathroom renewals and Electrical upgrades, all of which have an annual estimated value of 1 555 000 GBP and a total estimated contract value of 15 550 000 GBP.

The preferred form of contract is the ACA Standard Form of Contract for Term Partnering "TPC 2005" (Amended 2008). The Contract will be procured using the OJEU Restricted procedure and will be for a 5-year duration, with an option to extend, by mutual consent, up to a further 5 years.

Interested parties should note that there is an incumbent service provider, accordingly TUPE regulations may apply, information relating to the current service provider's employees TUPE and pensions will be provided during the tender stage of the process.

II.1.6. CPV code(s)

50000000 Repair and maintenance services, 39141400 Fitted kitchens, 45211000 Construction work for multi-dwelling buildings and individual houses, 45211310 Bathrooms construction work, 45261210 Roof-covering work, 45261300 Flashing and guttering work, 45261410 Roof insulation work, 45261900 Roof repair and maintenance work, 45300000 Building installation work, 45310000 Electrical installation work, 45311000 Electrical wiring and

fitting work, 45320000 Insulation work, 45330000 Plumbing and sanitary works, 45400000 Building completion work, 45410000 Plastering work, 45420000 Joinery and carpentry installation work, 45421151 Installation of fitted kitchens, 45430000 Floor and wall covering work, 45440000 Painting and glazing work, 45442100 Painting work, 45442180 Repainting work, 45450000 Other building completion work, 45451000 Decoration work, 50700000 Repair and maintenance services of building installations, 50800000 Miscellaneous repair and maintenance services

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: 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

The contract will consist of Lot 1, a 24-hour responsive repairs and empty property (voids) repair service - estimated annual value inclusive of VAT 525 000 GBP. Lot 2, external repair and decoration works - estimated annual value inclusive of VAT 80 000 GBP. Lot 3 Major Works comprising Kitchen, Bathroom renewals and Electrical upgrades - estimated annual value inclusive of VAT 950 000 GBP.

Estimated value excluding VAT: 12 970 000 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

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

Information about lots

Lot No: 1

Lot title: Responsive Maintenance and Void Repairs.

1) Short description

A responsive repair and maintenance contract, including void repair work and 24-hour emergency repair service to Axiom Housing Association's housing stock of approximately 2200 dwellings, communal areas and block garages.

2) CPV code(s)

50000000 Repair and maintenance services, 45211000 Construction work for multi-dwelling buildings and individual houses, 45261210 Roof-covering work, 45261300 Flashing and guttering work, 45261410 Roof insulation work, 45261900 Roof repair and maintenance work, 45300000 Building installation work, 45310000 Electrical installation work, 45311000 Electrical wiring and fitting work, 45320000 Insulation work, 45330000 Plumbing and sanitary works, 45400000 Building completion 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, 45451000 Decoration work,

50700000 Repair and maintenance services of building installations, 50800000 Miscellaneous repair and maintenance services

3) Quantity or scope

Estimated value excluding VAT: 438 000 GBP

4) Indication about different time frame or duration

5) Additional information about lots

Lot No: 2

Lot title: External Repair and Redecoration Works.

1) Short description

Delivery of External Repair and Painting programme to Axiom Housing Association's housing stock.

2) CPV code(s)

50000000 Repair and maintenance services, 45261300 Flashing and guttering work, 45440000 Painting and glazing work, 45442100 Painting work, 45442180 Repainting work, 45451000 Decoration work, 50800000 Miscellaneous repair and maintenance services

3) Quantity or scope

Estimated value excluding VAT: 67 000 GBP

4) Indication about different time frame or duration

5) Additional information about lots

Lot No: 3

Lot title: Major Works.

1) Short description

Delivery of Major Works comprising Kitchen, Bathroom renewals and Electrical upgrades to Axiom Housing Association's housing stock.

2) CPV code(s)

50000000 Repair and maintenance services, 39141400 Fitted kitchens, 45211310 Bathrooms construction work, 45300000 Building installation work, 45310000 Electrical installation work, 45311000 Electrical wiring and fitting work, 45320000 Insulation work, 45330000 Plumbing and sanitary works, 45400000 Building completion work, 45410000 Plastering work, 45420000 Joinery and carpentry installation work, 45421151 Installation of fitted kitchens, 45430000 Floor and wall covering work, 45440000 Painting and glazing work, 45451000 Decoration work , 50700000 Repair and maintenance services of building installations, 50800000 Miscellaneous repair and maintenance services

3) Quantity or scope

Estimated value excluding VAT: 792 000 GBP

4) Indication about different time frame or duration

5) Additional information about lots

Section III: Legal, economic, financial and technical information

III.1. Conditions related to the contract

III.1.1. Deposits and guarantees required

Parent company guarantees, performance bonds, warranties and/or deposits may be required.

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

The terms of payment will be set out in the invitation to tender (ITT) and accompanying documentation.

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

No special legal form is required, but grouping of economic operators may either (at the option of the contracting authority) be required to form a single legal entity or to undertake 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 selected bidder will be required to achieve KPIs and perform the services to the required standards set out in the invitation to tender (ITT).

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: Appraisal of Applicants will be by way of a completed pre-qualification questionnaire (PQQ) provided to all parties expressing an interest consistent with the provisions of Directive 2004/18/EC and the Public Contract Regulations 2006 (as amended). The PQQ is available from the address in I.1) above by the date stipulated in IV.3.3). Completed questionnaire responses and any supporting documentation must be received by the Contracting Authority at the address in I.1) by the date stipulated in IV.3.4).

III.2.2. Economic and financial ability

List and brief description of conditions: Appraisal of Applicants will be by way of a completed pre-qualification questionnaire (PQQ) provided to all parties expressing an interest consistent with the provisions of Directive 2004/18/EC and the Public Contract Regulations 2006 (as amended). The PQQ is available from the address in I.1) above by the date stipulated in IV.3.3). Completed questionnaire responses and any supporting documentation must be received by the Contracting Authority at the address in I.1) by the date stipulated in IV.3.4).

Minimum level(s) of standards possibly required: As detailed in the Pre-Qualification Questionnaire.

III.2.3. Technical and professional ability

List and brief description of conditions:

Appraisal of Applicants will be by way of a completed pre-qualification questionnaire (PQQ) provided to all parties expressing an interest consistent with the provisions of Directive 2004/18/EC and the Public Contract Regulations 2006 (as amended). The PQQ is available from the address in I.1) above by the date stipulated in IV.3.3). Completed questionnaire responses and any supporting documentation must be received by the Contracting Authority at the address in I.1) by the date stipulated in IV.3.4).

Minimum level(s) of standards possibly required:
As detailed in the Pre-Qualification Questionnaire.

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 3: and Maximum number 7

Objective criteria for choosing the limited number of candidates: Bidders will be shortlisted based on criteria set out in the pre-qualification questionnaire - see Section III.2.1).

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

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: 10.6.2013 - 13:00

Payable documents: no

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

17.6.2013 - 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 pre-qualification questionnaires must be completed and returned together with supporting document to Axiom Housing Association's Procurement Consultant, LMC Partnership, as 1 Nr hard copy and 1Nr electronic copy. Any pre-qualification questionnaires not submitted in the required format or containing all the requested information will be rejected. All communications shall be in English. Tenders, when invited, and all supporting documentation must be priced in GBP and all payments under the contract will be in GBP. Any contract or agreement resulting from the invitation to tender (ITT) will be considered as a contract made in England according to English Law and subject to the exclusive jurisdiction of the English Courts.

The contracting authority does not bind itself to accept any tender and reserves the right not to award any part or all parts of the contract.

The contracting authority, or its agents, will not be liable for any costs incurred by those expressing an interest or tendering for this contract opportunity.

VI.4. Procedures for review

VI.4.1. Review body

Official name: Royal Courts of Justice

Postal address: The Strand

Town: London

Postal code: WC2A 2LL

Country: United Kingdom

Telephone: +44 2079476000

Internet address: <http://www.hmcourts-service.gov.uk>

VI.4.2. Review procedure

Precise information on deadline(s) for review procedures: The contracting authority 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 will allow unsuccessful tenderers to seek further debriefing from Axiom Housing Association before the contract is entered into. Applicants have two working days from the notification of the award decision to request additional debriefing and that information has to be provided a minimum of three working days before the expiry of the standstill period.

If an appeal regarding the award of a contract has not been successfully resolved, the Public Contracts Regulations 2006 (SI 2006 No 5) (as amended) 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). 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 or, where the contract award procedures have not been followed correctly, declare the contract to be "ineffective".

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

Official name: Axiom Housing Association
Postal address: Maskew Avenue
Town: Peterborough
Postal code: PE1 2SX
Country: United Kingdom
E-mail: axiomha@lmcpartnership.co.uk
Internet address: <http://www.axiomha.org.uk>

VI.5. Date of dispatch of this notice

9.5.2013