

United Kingdom-London: Lifts

OJ S 90/2014 10/05/2014

Contract notice

Services

Directive 2004/18/EC

Section I: Contracting authority

I.1. Name and addresses

Official name: Origin Housing Limited

Postal address: St Richards House 110 Eversholt St

Town: London

Postal code: NW1 1BS

Country: United Kingdom

Contact person: Via Email Only

For the attention of: Karen Perry

E-mail: ft002@originhousing.org.uk

Telephone: +44 72099222

Fax: +44 72099223

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: yes

Official name: Origin 2 Limited

Postal address: St Richards House 110 Eversholt St

Town: London

Postal code: NW1 1BS

Country: United Kingdom

Section II: Object of the contract

II.1. Description

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

Annual Lift Maintenance and Lift Refurbishment.

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

Services

Service category No 1: Maintenance and repair services

NUTS code UKJ South East (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)

Origin Housing Ltd requires one company to provide a comprehensive lift maintenance service covering passenger lifts, hoists, stair and chair lifts for our sites in London and the South East Home Counties. The service must include emergency call outs, and day to day repairs and planned preventative maintenance.

You will be expected to provide fully qualified lift engineers to administer the service and be able to maintain all the types and models of lifts currently in service.

As part of planned works we will be looking for a second company to refurbish an agreed number of lifts every year as they need to be up graded to reach current standard. You will be expected to work with Origin to plan the refurbishments, advise on the best model for the property/usage and carry out the actual works in conjunction with the M&E Engineer, all at a competitive price and with as little disruption as possible to the residents.

The contract is being offered in four lots, two for the Inner London properties and two for the Outer London and the South East Home Counties properties, full details of the various sites and lifts will be supplied with the tender documents.

Lots 1 and 2 are for the refurbishment lift works contract, lots 3 and 4 are for the maintenance contracts.

Lots 1 and 3 cover Inner London and lots 2 and 4 cover Outer London.

II.1.6. CPV code(s)

42416100 Lifts, 44115600 Stairlifts, 42416120 Goods lifts, 42418220 Chairlifts, 42416300 Hoists, 50710000 Repair and maintenance services of electrical and mechanical building installations, 45453100 Refurbishment work

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

The tender is in four lots. Lot 1 is for the Inner London Refurbishment Lift Tender. Lot 2 is for the Outer London Refurbishment Tender. Lot 3 is for the Inner London Lift Maintenance Tender. Lot 4 is the Outer London Lift Maintenance Tender. There are 80 passenger lifts, 14 platform lifts and 10 stair lifts that need servicing on an annual basis. In addition we have a planned programme of refurbishment of four passenger lifts per annum. You can apply for all of the lots but the tenders will be awarded to the two companies that score the highest marks, 1 for the refurbishment and 1 company for the servicing.

The budget for the refurbishments is about GBP 850 k for the proposed 17 lifts in the next 5 years.

The budget for the servicing is about GBP 150 k per annum. The figure below adds these 2 amount together.

Estimated value excluding VAT: 1 600 000 GBP

II.2.2. Information about options

Options: yes

Description of options: The initial contract is for 3 years with the option to extend by 1 year plus 1 year.

Provisional timetable for recourse to these options:
in months: 36 (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: 36 (from the award of the contract)

Information about lots

Lot No: 1

Lot title: Inner London Lift Refurbishment Tender

1) Short description

As part of planned works we will be looking for a company to refurbish an agreed number of lifts every year as they need to be up graded to reach current standard. You will be expected to work with Origin to plan the refurbishments, advise on the best model for the property/usage and carry out the actual works in conjunction with the M&E Engineer, all at a competitive price and with as little disruption as possible to the residents.

2) CPV code(s)

42416100 Lifts, 45453100 Refurbishment work

3) Quantity or scope

This is one of two lots for the refurbishment works. There are 17 lifts proposed to be refurbished in the next 5 years with a total value of about GBP 850 k covering both Inner London and Outer London. This figure covers both areas.

Estimated value excluding VAT: 850 000 GBP

4) Indication about different time frame or duration

Duration in months: 36 (from the award of the contract)

5) Additional information about lots

The tender is in four lots. Lot 1 is for the Inner London Refurbishment Lift Tender. Lot 2 is for the Outer London Refurbishment Tender. Lot 3 is for the Inner London Lift Maintenance Tender. Lot 4 is the Outer London Lift Maintenance Tender. There are 80 passenger lifts, 14 platform lifts and 10 stair lifts that need servicing on an annual basis. In addition we have a planned programme of refurbishment of 4 passenger lifts per annum. You can apply for all of the lots but the tenders will be awarded to the 2 companies that score the highest marks, 1 for the refurbishment and 1 company for the servicing.

Lot No: 2

Lot title: Outer London Lift Refurbishment Tender

1) Short description

As part of planned works we will be looking for a company to refurbish an agreed number of lifts every year as they need to be up graded to reach current standard. You will be expected

to work with Origin to plan the refurbishments, advise on the best model for the property/usage and carry out the actual works in conjunction with the M&E Engineer, all at a competitive price and with as little disruption as possible to the residents.

2) CPV code(s)

42416100 Lifts, 45453100 Refurbishment work

3) Quantity or scope

This is one of two lots for the refurbishment works. There are 17 lifts proposed to be refurbished in the next 5 years with a total value of about GBP 850 k covering both Inner London and Outer London. This figure covers both areas.

Estimated value excluding VAT: 850 000 GBP

4) Indication about different time frame or duration

Duration in months: 36 (from the award of the contract)

5) Additional information about lots

The tender is in four lots. Lot 1 is for the Inner London Refurbishment Lift Tender. Lot 2 is for the Outer London Refurbishment Tender. Lot 3 is for the Inner London Lift Maintenance Tender. Lot 4 is the Outer London Lift Maintenance Tender. There are 80 passenger lifts, 14 platform lifts and 10 stair lifts that need servicing on an annual basis. In addition we have a planned programme of refurbishment of 4 passenger lifts per annum. You can apply for all of the lots but the tenders will be awarded to the 2 companies that score the highest marks, 1 for the refurbishment and 1 company for the servicing.

Lot No: 3

Lot title: Inner London Lift Maintenance Tender

1) Short description

Origin Housing Ltd requires one company to provide a comprehensive lift maintenance service covering passenger lifts, hoists, stair and chair lifts for our sites in London and the South East Home Counties. The service must include emergency call outs, and day to day repairs and planned preventative maintenance.

You will be expected to provide fully qualified lift engineers to administer the service and be able to maintain all the types and models of lifts currently in service.

2) CPV code(s)

42416100 Lifts, 42416120 Goods lifts, 42418220 Chairlifts, 44115600 Stairlifts, 42416300 Hoists, 50710000 Repair and maintenance services of electrical and mechanical building installations

3) Quantity or scope

There are 80 passenger lifts, 14 platform lifts and 10 stair lifts that need servicing on an annual basis. The tenders will be awarded to the two companies that score the highest marks, one for the refurbishment and one company for the servicing. The budget for the servicing is about GBP 150 k per annum.

Estimated value excluding VAT: 450 000 GBP

4) Indication about different time frame or duration

Duration in months: 36 (from the award of the contract)

5) Additional information about lots

The tender is in four lots. Lot 1 is for the Inner London Refurbishment Lift Tender. Lot 2 is for the Outer London Refurbishment Tender. Lot 3 is for the Inner London Lift Maintenance

Tender. Lot 4 is the Outer London Lift Maintenance Tender. There are 80 passenger lifts, 14 platform lifts and 10 stair lifts that need servicing on an annual basis. In addition we have a planned programme of refurbishment of 4 passenger lifts per annum. You can apply for all of the lots but the tenders will be awarded to the 2 companies that score the highest marks, 1 for the refurbishment and 1 company for the servicing.

Lot No: 4

Lot title: Outer London Lift Maintenance Tender

1) Short description

Origin Housing Ltd requires one company to provide a comprehensive lift maintenance service covering passenger lifts, hoists, stair and chair lifts for our sites in London and the South East Home Counties. The service must include emergency call outs, and day to day repairs and planned preventative maintenance.

You will be expected to provide fully qualified lift engineers to administer the service and be able to maintain all the types and models of lifts currently in service.

2) CPV code(s)

42416100 Lifts, 44115600 Stairlifts, 42416120 Goods lifts, 42418220 Chairlifts, 42416300 Hoists, 50710000 Repair and maintenance services of electrical and mechanical building installations

3) Quantity or scope

There are 80 passenger lifts, 14 platform lifts and 10 stair lifts that need servicing on an annual basis. The tenders will be awarded to the 2 companies that score the highest marks, 1 for the refurbishment and 1 company for the servicing. The budget for the servicing is about GBP 150 k per annum.

Estimated value excluding VAT: 450 000 GBP

4) Indication about different time frame or duration

Duration in months: 36 (from the award of the contract)

5) Additional information about lots

The tender is in four lots. Lot 1 is for the Inner London Refurbishment Lift Tender. Lot 2 is for the Outer London Refurbishment Tender. Lot 3 is for the Inner London Lift Maintenance Tender. Lot 4 is the Outer London Lift Maintenance Tender. There are 80 passenger lifts, 14 platform lifts and 10 stair lifts that need servicing on an annual basis. In addition we have a planned programme of refurbishment of 4 passenger lifts per annum. You can apply for all of the lots but the tenders will be awarded to the 2 companies that score the highest marks, 1 for the refurbishment and 1 company for the servicing.

Section III: Legal, economic, financial and technical information

III.1. Conditions related to the contract

III.1.1. Deposits and guarantees required

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

Lift Maintenance - Payments will be made on a quarterly basis by BACs transfer, upon submission of an approved invoice. Payments for additional/emergency works will be paid once an invoice has been submitted and approved by the Contract Manager

Lift Refurbishment - Payments will be made on an adhoc basis by BACs transfer, upon the

submission of an approved valuation and invoice. Payments for additional/emergency works will be paid once an invoice has been submitted and approved by the Contract Manager

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

III.1.4. Contract performance conditions

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

Description of particular conditions: Origin Housing expects all bidders to adhere to the terms and conditions of our Environmental Charter which will be supplied with the tender documents. You will also be expected to meet all key performance indicators as agreed between both parties.

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 details we require companies to disclose are included in the PQQ.

III.2.2. Economic and financial ability

List and brief description of conditions: The aim of this PQQ is to assist in the overall short listing process. Those candidates shortlisted from this PQQ process will be invited to tender formally.

Please answer all the questions specifically for your organisation and not your parent or holding company unless specifically requested.

When you are supplying any accompanying information by hard copy, please ensure it clearly indicates the name of your organisation and refers to the relevant question area/number.

When you are signing documents, submissions or forms all signatures must be original pen and ink signatures. Electronic, typed or copied signatures are not acceptable and will result in your company being excluded from taking any further part in this tender process.

Compliance Evaluation

The first part is checking your submission has complied with all the instructions within the PQQ and has been legally submitted. Each question will score 1 or 0. This score is based on have you answered the question not what your answer is. Any questions not answered will score 0 and may result in your company being excluded from taking any further part in the tender process.

If you feel a question does not apply to your company, please mark the answer N/A and provide details as to why you have not answered it.

Proposals received after the return deadline will not be considered.

Formal proposals must NOT be submitted by email.

Tenderers will not be allowed to make any changes to their PQQ submission once it has been received.

Failure to supply the requested documents for all questions will result in your companies' exclusion from taking any further part.

All signatures must be original pen and ink signatures; no other format is acceptable to Origin Housing Ltd.

Failure to sign your submission and additional forms in the prescribed manner will result in your company being excluded from taking any further part.

Failure to return the signed copies of the additional forms/declarations will result in your company being excluded from taking any further part.

Financial Evaluation

The second stage is the financial check. We will run two financial checks, one with Dun & Bradstreet and one with Company Watch

We strongly advise you to consider checking your rating before the submission date, to give your company a chance to address any issues before you are excluded from the tender process for failing to reach the required standard.

NB. Any successful companies submitting their tenders will be expected to provide details of any third party supplier as they will also be subject to financial checks as part of the PQQ evaluations.

3rd Party Evaluations

We will run 2 financial checks on your 3rd party suppliers if you use them, one with Dun & Bradstreet and one with Company Watch.

Dun & Bradstreet

All third party suppliers must reach 'Lower than Average risk of Business Failure' to progress to the next stage. Any company not reaching this level will be excluded from taking any further part.

Company Watch

All third party suppliers must achieve a Health score of 40 with an upward trend to progress to the next level. Any company not reaching this level will be excluded from taking any further part. You will be notified in writing of your 3rd party suppliers score. If your third party supplier/sub-contractor fails either of the financial checks they will be excluded from these works and you will be required to provide additional details within 7 days of an alternative third party supplier /sub-contractor otherwise you will not be able to continue with the tender process.

We strongly advise you to consider asking your 3rd party suppliers to check their rating before the submission date, to give their company a chance to address any issues before you are excluded from the tender process.

Quality Evaluation

The final stage is the evaluation of the submission to determine if the company can provide the services to the standard we require. Each quality question will be scored out of 0-5, with the breakdown of the scores below:

Score

Quality Questions

0 No answer provided. Company excluded from taking any further part.

1 Very weak answer, with the Tenderer failing to demonstrate an understanding of Origins requirements and providing little or no evidence of how the Tenderer will meet them

2 Weak answer with limited demonstration of understanding Origins requirements and very limited evidence of how the Tenderer will meet them

3 Satisfactory answer demonstrating some understanding of Origins requirements and some evidence of how the Tenderer will meet them

4 Good answer demonstrating a good understanding of Origins requirements and good evidence of how the Tenderer will meet them

5 Excellent answer demonstrating an excellent understanding of Origins requirements and excellent evidence of how the Tenderer will meet them

Where you have been asked to provide a copy of a policy and or procedure the scoring will reflect the content and how comprehensive it is. We require a copy of the actual working documents in order to determine the quality aspect. These policies and or procedures will be evaluated by a professional in these fields which is why a statement is not acceptable as it provides nothing to evaluate. Each submitted policy/procedure question will be scored out of 0-5, with the breakdown of the scores below:

Score

Policy & Procedure Requests

0 No answer or a Statement provided. Company excluded from taking any further part.
1 Very weak answer, with their policy/procedure failing to demonstrate any understanding of the requirements needed to cover any aspects of the policy/procedure subject matter
2 Limited answer, with their policy/procedure failing to demonstrate a basic understanding of the requirements needed to cover all aspects of the policy/procedure subject matter
3 Satisfactory answer, with their policy/procedure demonstrating some understanding of the requirements needed to cover all aspects of the policy/procedure subject matter
4 Good answer, with their policy/procedure demonstrating a good overall understanding of the requirements needed to cover all aspects of the policy/procedure subject matter
5 Excellent answer, with their policy/procedure demonstrating a high level of understanding of the requirements needed to cover all aspects of the policy/procedure subject matter
Any company not able to provide the services we require will be excluded from taking any further part. All excluded parties will be notified in writing stating the reasons why they have failed to go through to the tender stage.

If you have any questions these must be in writing either in a letter or via the designated tender email address: LFT002@originhousing.org.uk

No other form of communication is permitted. This is to protect all participants from accusations of collusion following unrecorded conversations, either in person or on the phone. Failure to abide by this condition will result in your company being excluded from taking any further part in the process.

Please read through the documents and answer all questions that apply to your company. If you are unable to provide an answer, explain why and if the question does not apply to your company please answer N/A and also explain why.

NB. Failure to accurately disclose information which later is identified to be inaccurate or false, will lead to automatic disqualification from further evaluation in relation to any aspect of the tender process.

Minimum level(s) of standards possibly required: Dun & Bradstreet

All companies must reach 'Lower than Average risk of Business Failure' to progress to the next stage. Any company not reaching this level will be excluded from taking any further part.
Company Watch

All companies must achieve a Health score of 40 with an upward trend to progress to the next level. Any company not reaching this level will be excluded from taking any further part
You will be notified in writing of your score and given the opportunity to improve your rating within 10 days by dealing directly with Dun & Bradstreet and Company Watch

III.2.3. Technical and professional ability

List and brief description of conditions:

All details of the standards bidders must reach are in the PQQ.

III.2.4. Information about reserved contracts

III.3. Conditions specific to services contracts

III.3.1. Information about a particular profession

Execution of the service is reserved to a particular profession: no

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

Obligation to indicate the names and professional qualifications of the staff assigned to performing the contract: no

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 50

Objective criteria for choosing the limited number of candidates: Compliance Evaluation

The first part is checking your submission has complied with all the instructions within the PQQ and has been legally submitted. Each question will score 1 or 0. This score is based on have you answered the question not what your answer is. Any questions not answered will score 0 and may result in your company being excluded from taking any further part in the tender process.

If you feel a question does not apply to your company, please mark the answer N/A and provide details as to why you have not answered it.

Proposals received after the return deadline will not be considered.

Formal proposals must NOT be submitted by email.

Tenderers will not be allowed to make any changes to their PQQ submission once it has been received.

Failure to supply the requested documents for all questions will result in your companies' exclusion from taking any further part.

All signatures must be original pen and ink signatures; no other format is acceptable to Origin Housing Ltd.

Failure to sign your submission and additional forms in the prescribed manner will result in your company being excluded from taking any further part.

Failure to return the signed copies of the additional forms/declarations will result in your company being excluded from taking any further part.

Quality Evaluation

The final stage is the evaluation of the submission to determine if the company can provide the services to the standard we require. Each quality question will be scored out of 0-5, with the breakdown of the scores below:

Score

Quality Questions

0 No answer provided. Company excluded from taking any further part.

1 Very weak answer, with the Tenderer failing to demonstrate an understanding of Origins requirements and providing little or no evidence of how the Tenderer will meet them

2 Weak answer with limited demonstration of understanding Origins requirements and very limited evidence of how the Tenderer will meet them

3 Satisfactory answer demonstrating some understanding of Origins requirements and some evidence of how the Tenderer will meet them

4 Good answer demonstrating a good understanding of Origins requirements and good evidence of how the Tenderer will meet them

5 Excellent answer demonstrating an excellent understanding of Origins requirements and excellent evidence of how the Tenderer will meet them

Where you have been asked to provide a copy of a policy and or procedure the scoring will reflect the content and how comprehensive it is. We require a copy of the actual working documents in order to determine the quality aspect. These policies and or procedures will be evaluated by a professional in these fields which is why a statement is not acceptable as it provides nothing to evaluate. Each submitted policy/procedure question will be scored out of 0-5, with the breakdown of the scores below:

Score

Policy & Procedure Requests

0 No answer or a Statement provided. Company excluded from taking any further part.

1 Very weak answer, with their policy/procedure failing to demonstrate any understanding of the requirements needed to cover any aspects of the policy/procedure subject matter

2 Limited answer, with their policy/procedure failing to demonstrate a basic understanding of the requirements needed to cover all aspects of the policy/procedure subject matter

3 Satisfactory answer, with their policy/procedure demonstrating some understanding of the requirements needed to cover all aspects of the policy/procedure subject matter

4 Good answer, with their policy/procedure demonstrating a good overall understanding of the requirements needed to cover all aspects of the policy/procedure subject matter

5 Excellent answer, with their policy/procedure demonstrating a high level of understanding of the requirements needed to cover all aspects of the policy/procedure subject matter

Any company not able to provide the services we require will be excluded from taking any further part. All excluded parties will be notified in writing stating the reasons why they have failed to go through to the tender stage.

If you have any questions these must be in writing either in a letter or via the designated tender email address: ft002@originhousing.org.uk

No other form of communication is permitted. This is to protect all participants from accusations of collusion following unrecorded conversations, either in person or on the phone. Failure to abide by this condition will result in your company being excluded from taking any further part in the process.

Please read through the documents and answer all questions that apply to your company. If you are unable to provide an answer, explain why and if the question does not apply to your company please answer N/A and also explain why.

NB. Failure to accurately disclose information which later is identified to be inaccurate or false, will lead to automatic disqualification from further evaluation in relation to any aspect of the tender process.

IV.1.3. Information about reduction of the number of solutions or tenders during negotiation or dialogue

Recourse to staged procedure to gradually reduce the number of solutions to be discussed or tenders to be negotiated no

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

LFT002

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: 9.6.2014 - 17:00
Payable documents: no

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

17.6.2014 - 12:00

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

25.6.2014

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

Date: 6.8.2014 - 12:00

Place:

Origin Head Office.

Persons authorised to be present at the opening of tenders: yes

Information about authorised persons and opening procedure: In line with our Standing Orders the persons present will be the Company Secretary, the tender owner and a witness drawn from the Senior Management Team.

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

For the lift refurbishments Origin require an Open Protocol system.

Origin Housing defines a closed protocol system as having communication protocols that are proprietary and require either a licence and/or fee for users to design their own interface with a closed protocol slave or requiring access codes provided by the manufacturer in order to access the system for servicing/repair purposes.

Origin Housing defines an open protocol system as non-proprietary and non-restrictive. It can be maintained, serviced and adapted by any qualified engineer without them being approved or licensed by the manufacturer.

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

7.5.2014