

UK-Brentwood: Repair and maintenance services of building installations

OJ S 94/2013 16/05/2013

Contract notice

Works

Directive 2004/18/EC

Section I: Contracting authority

I.1. Name and addresses

Official name: Brentwood Borough Council

Postal address: Town Hall, Ingrave Road, Essex

Town: Brentwood

Postal code: CM15 8AY

Country: United Kingdom

Contact person: KJL Consulting Ltd, 8 Kipling Close, Thatcham, Berkshire, RG18 3AY

For the attention of: K. Lindup

E-mail: k.lindup@kjlconsulting.co.uk

Telephone: +44 7912884224

Internet address(es):General address of the contracting authority: www.brentwood.gov.uk**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:

Official name: Brentwood Borough Council

Postal address: Town Hall, Ingrave Road, Brentwood, Essex

Town: Brentwood

Postal code: CM15 8AY

Country: United Kingdom

Contact person: Brentwood Borough Council, Hopusing Department

For the attention of: Gill Matthews

E-mail: gill.matthews@brentwood.gov.uk

Telephone: +44 1277312549

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

Postal address: Town Hall, Ingrave Road, Brentwood, Essex

Town: Brentwood

Postal code: CM15 8AY

Country: United Kingdom

Contact person: Brentwood Borough Council, Housing Department

For the attention of: Gill Matthews

E-mail: gill.matthews@brentwood.gov.uk

Telephone: +44 1277312549

Internet address: <http://www.brentwood.gov.uk>**I.2. Type of the contracting authority**

Regional or local authority

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 property maintenance.

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

Works

Design and execution

Main site or place of performance: Brentwood, Essex, UK.

NUTS code UKH3 Essex

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)

Providing a 24 hour, 365 day a year, resident focussed, repair and planned works service to the Council's Housing and Corporate property assets; within specified timescales and to the highest technical standards. The contracts will include options for the provision of call centre activity and future development of the Partnership to including some design. The contracts will include electronic ordering, invoice processing and realtime data and management information. The council currently has 2940 dwellings, 1199 garages and 26 shops in its Housing stock plus a portfolio of corporate property including the Town Hall, car parks, leisure facilities, shops, depots and other commercial units. There will be a range of pricing submissions required all based on NFH SOR 6.1. These will include an annual price per property for general repairs and gas servicing, unit rates for void and other works wherever possible and supplemented by SOR. At this stage it is anticipated that a single supplier will be appointed for each lot, however subject to demonstrable economic and quality advantages, a single supplier may be appointed for more than one lot. The form of contract will be the TPC 2005 (amended 2008).

II.1.6. CPV code(s)

50700000 Repair and maintenance services of building installations, 50711000 Repair and maintenance services of electrical building installations, 50712000 Repair and maintenance services of mechanical building installations, 50721000 Commissioning of heating installations, 50750000 Lift-maintenance services, 50760000 Repair and maintenance of public conveniences, 50413200 Repair and maintenance services of firefighting equipment, 45213100 Construction work for commercial buildings, 45210000 Building construction work, 45211000 Construction work for multi-dwelling buildings and individual houses, 45211100 Construction work for houses, 45211310 Bathrooms construction work, 45212000 Construction work for buildings relating to leisure, sports, culture, lodging and restaurants,

45213312 Car park building construction work, 45212290 Repair and maintenance work in connection with sports facilities, 45259000 Repair and maintenance of plant, 45259300 Heating-plant repair and maintenance work

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

Brentwood Borough council's housing stock comprises of approximately 2950 dwellings of which 2519 are tenanted and 421 are leasehold as well as 1199 garges and 26 shops The stock is contained within the Borough of Brentwood. The Council also has a range of corporate assets including the Town Hall, Sports Centres, swimming pools, a depot, office facilities and car parks etc. In addition there are numerous smaller facilities and assets such public conveniences, allotments, storage areas and community facilities. The estimated overall spend for 2012/13 is 6.5m GBP

Estimated value excluding VAT:

Range: between 30 000 000 and 70 000 000 GBP

II.2.2. Information about options

Options: yes

Description of options: The work will be made of 3 contracts, each contract maybe let individually or in combinations for an initial period of five years and potential renewal for a further five years, subject to demonstrable continuous improvement over the initial period, demonstrable economic, performance and advantage to the Council.

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: yes

Number of possible renewals: 1

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

Start 4.6.2014. Completion 4.6.2024

Information about lots

Lot No: 1

Lot title: Repair maintenance and refurbishment - General Building

1) Short description

Providing a 24 hour, 365 day a year, resident focussed, repair and planned works service to the Council's Housing and Corporate property assets; within specified timescales and to the highest technical standards. The contract will include options for the provision of call centre activity and future development of the Partnership . The contract will include electronic ordering, invoice processing and realtime data and management information.

2)

CPV code(s)

50700000 Repair and maintenance services of building installations, 50324200 Preventive maintenance services, 50760000 Repair and maintenance of public conveniences, 45213100 Construction work for commercial buildings, 45210000 Building construction work, 45211000 Construction work for multi-dwelling buildings and individual houses, 45211100 Construction work for houses, 45211310 Bathrooms construction work, 45212000 Construction work for buildings relating to leisure, sports, culture, lodging and restaurants, 45213312 Car park building construction work, 45212290 Repair and maintenance work in connection with sports facilities

3) Quantity or scope

Brentwood Borough council's housing stock comprises of approximately 2950 dwellings of which 2519 are tenanted and 421 are leasehold as well as 1199 garges and 26 shops. The stock is contained within the Borough of Brentwood. The Council also has a range of corporate assets including the Town Hall, Sports Centres, swimming pools, a depot, office facilities and car parks etc. In addition there are numerous smaller facilities and assets such public conveniences, allotments, storage areas and community facilities. Although a comprehensive asset strategy is currently being developed the estimated spend in 2014/15 in the region of £300k.

The Tasks covered by this Contract and the Price Framework comprise inter alia: internal and external repair and replacements, external works and maintenance including void works, locksmith and void/unit security, planned and major works (subject to the requirements of section 20 leaseholder tendering) of the Client's dwellings/houses, flats, schemes and estate areas, commercial and corporate properties.

The Term Programme excludes gas servicing and installations, entry phone repairs, TV aerial repairs, fire alarms appliance and servicing, playground equipment, household appliances, Landlord electrics, lifts, water hygiene and any other tasks which the Client at its sole discretion does not consider suitable for this Partnering Contract.

Estimated value excluding VAT:

Range: between 22 000 000 and 50 000 000 GBP

4) Indication about different time frame or duration

Start 4.6.2014. Completion 4.6.2024

5) Additional information about lots

Lot No: 2

Lot title: Repairs, maintenance and refurbishment - M&E Services

1) Short description

Providing a 24 hour, 365 day a year, resident focussed, repair and planned works service to the Council's Housing and Corporate property assets; within specified timescales and to the highest technical standards. The contract will include options for the provision of call centre activity and future development of the Partnership . The contract will include electronic ordering, invoice processing and realtime data and management information.

2) CPV code(s)

50700000 Repair and maintenance services of building installations - DA03, 50324200 Preventive maintenance services, 50711000 Repair and maintenance services of electrical building installations, 50712000 Repair and maintenance services of mechanical building installations, 50413200 Repair and maintenance services of firefighting equipment, 45213100 Construction work for commercial buildings, 45259000 Repair and maintenance of plant, 45259300 Heating-plant repair and maintenance work

3) Quantity or scope

Brentwood Borough council's housing stock comprises of approximately 2940 dwellings of which 2519 are tenanted and 421 are leasehold as well as 1199 garages and 26 shops. The stock is contained within the Borough of Brentwood. The Council also has a range of corporate assets including the Town Hall, Sports Centres, swimming pools, a depot, office facilities and car parks etc. In addition there are numerous smaller facilities and assets such as public conveniences, allotments, storage areas and community facilities. Although a comprehensive asset strategy is currently being developed the estimated spend in 2014/15 in the region of £100k This contract shall be for :

A. Domestic Heating - Planned preventative maintenance, completion of the Landlord's gas safety checks, issue of the landlord's gas safety certificate (LGSR) and responsive repairs for domestic gas fired central heating, gas fires and gas water heaters. It shall be a fully comprehensive contract with the Contractor submitting one lump sum cost per property for the planned preventative maintenance with another lump sum "inclusive sum" per property for all parts and repairs.

The contractor/service provider shall also have a responsibility for gas carcass tests where only tenant's gas appliances are installed.

The contract shall also have provision for the maintenance and installation of smoke detectors and the renewal of boilers and complete central heating systems as part of a planned and replacement programme.

B. Central Boilers and Mechanical Ventilation - Planned preventative maintenance, responsive repairs and the supply and fixing of replacement parts to Central Boiler houses.

Each building shall have a cost for all "Planned Preventative maintenance" and an "Inclusive Sum" for all other work. All work outside the scope shall be undertaken by quotation or day work as instructed by the Client Representative.

The provision of a call out facility 24 hours a day 7 days a week for 52 weeks of the year.

The contract shall be for the complete mechanical services installation within the boiler houses and associated plant rooms, all distribution pipework, calorifiers, valves, pumps, radiators, warm air heaters, air handling units, all associated electrical installation and the in-flat installation.

The items that are the utilities responsibility are excluded but the Contractor shall include for all correspondence that may be required in association with leakage, low pressure etc.

Provision of annual gas safety certification.

Ventilation and air handling equipment shall be included within this contract as stated in the schedules.

Replacement of plant and equipment

Management of log books and site records

Connection to the BBC software for interactive management of the PPM programme and responsive repairs.

Servicing and calibration of the gas detection system

The replacement of certain items shall be excluded from the comprehensive element of the contract:

C. Door Entry, CCTV and Aerials - Responsive repairs and the supply and fixing of replacement parts to Door Entry Systems, Close Circuit Television (CCTV) and Communal Television Aerials.

The provision of an Emergency Call Out facility 24 hours a day including Weekends and Bank Holidays.

The contract shall be based around the requirements of current British Standards, Approved Codes of Practice and the Manufacturer's detailed requirements.

The Constructor shall include for undertaking work on the complete system and also take responsibility for the electrical installation feeding the Door Entry, Closed Circuit Television and TV Aerial Systems. The extent of the electrical installation to be included shall be from, and include, the fuse/circuit breaker at the distribution board.

Connection to the BBC's software for interactive management of the responsive repairs, assets and any planned preventative maintenance that may be introduced in the future.

Provision and maintenance of the log books and site diaries.

D. Landlord's Electrics - Planned preventative maintenance and responsive repairs of the Landlord's Electrical installations as required to comply with the British Standard 7671:2001 "Requirements for Electrical Installations " and emergency lighting as described in BS5266-1: 1999 "Emergency Lighting Part1:Code of Practice for the emergency lighting of premises other than cinemas and certain other specified premises used for entertainment" or equivalent EU standard

Responsive and Planned Repairs.

The provision of a call out facility during 24 Hours a day, 7 days a week, 52 weeks of the year, including Bank Holidays.

Any Additional work as and when instructed by the Contract Administrator which shall be undertaken using the inclusive schedule of rates within the Price Framework or by quotation.

Connection to the BBC's software for interactive management of the planned preventative maintenance programme and responsive repairs.

Provision and Management of log books and site diaries.

E. Fire Equipment - Planned preventative maintenance, responsive repairs and the supply and fixing of replacement parts to fire fighting equipment.

1. Fire fighting equipment shall include Dry Risers, Fire Alarms, Fire Extinguishers, Hose Reels and Sprinkler Systems.

2. The tender submitted shall include for:

a. Planned preventive maintenance.

b. An "inclusive sum" for designated call outs, repairs and the supply and fixing of parts as described in the schedules.

c. Repairs and replacements not included within the inclusive sum.

3. The fire alarms element of the contract shall include:

a. An annual cost for planned preventative maintenance.

b. An annual "inclusive sum" for all call outs, the supply and fixing of replacement heat and smoke detectors, call points, sounders and break glasses.

c. Repairs and replacements not included in the inclusive sum.

4. The fire extinguisher element of the contract shall include:

a. An annual cost for planned preventative maintenance, which shall include for fixing mounting brackets.

b. Repairs, pressure tests and replacements.

5. The hose reels element of the contract shall include:

a. An annual cost for planned preventative maintenance.

b. An annual "inclusive sum" for all call outs, the replacement of seals, replacement of stop valves, replacement of damaged pipe between the isolating valve and the hose reel. Schedule of rates work.

c. Repairs and replacements not included in the inclusive sum.

6. The dry riser element of the contract shall include:

a. An annual cost for planned preventative maintenance.

b. An annual "inclusive sum" for all call outs, the supply and fixing of replacement straps, padlocks and suba seals. Replacement of defective locks including hasps and staples.

Keeping outlet boxes in good order including and signage and repainting

- c. Repairs and replacements not included in the inclusive sum.
- 7. The sprinkler system element of the contract shall include:
 - a. An annual cost for planned preventative maintenance.
 - b. An annual “inclusive sum” for all call outs, the supply and fixing of replacement heat and smoke detectors, call points, sounders and break glasses.
 - c. Repairs and replacements.
- 8. The provision of a 24-hour call out facility including bank holidays and weekends. Response times shall as detailed in the “flow charts”.
- 9. The contract shall be based on the requirements of current British Standards or equivalent EU standard and the certificate of compliance issued by the Contractor shall comply with the format as recommended in these standards.
- 10. Connection to the BBC's software for interactive management of the planned preventative maintenance programme and responsive repairs.
- 11. Provision and maintenance of log books and site diaries.
- F. Lightning Conductors - Planned preventative maintenance of Lightning Conductors as required to comply with British Standard 6651:1999 “Code of Practice for Protection of Structures Against Lightning” including all subsequent amendments or equivalent EU standard

Connection to the BBC's software for interactive management of the responsive repairs, assets and any planned preventative maintenance that may be introduced in the future.

Provision and maintenance of the log books and site diaries.

G. Cold Water Storage - It shall include Responsive Repairs.

The provision of a call out facility during normal working hours.

An annual water sample analysis by an accredited UKAS laboratory

Additional work as and when instructed by the Client Shall be undertaken using the composite schedule of rates or by quotation.

Connection to the BBC's software for interactive management of the planned preventative maintenance programme and responsive repairs.

Management of log books and site diaries.

Estimated value excluding VAT:

Range: between 8 000 000 and 20 000 000 GBP

4) Indication about different time frame or duration

Start 4.6.2014. Completion 4.6.2024

5) Additional information about lots

Lot No: 3

Lot title: Repairs maintenance and refurbishment - Lifts

1) Short description

Providing a 24 hour, 365 day a year, resident focussed, repair and planned works service to the Council's Housing and Corporate property assets; within specified timescales and to the highest technical standards. The contract will include options for the provision of call centre activity and future development of the Partnership. The contract will include electronic ordering, invoice processing and realtime data and management information.

2) CPV code(s)

50700000 Repair and maintenance services of building installations - DA03, 50324200 Preventive maintenance services, 50750000 Lift-maintenance services

3) Quantity or scope

Brentwood Borough Council has 12 lift installations.

It shall include planned preventative maintenance, responsive repairs and the supply and fixing of replacement parts. It shall also include Planned works for major component replacement.

2. The Service Provider shall provide as detailed in the Price Framework, for each lift, values for planned preventative maintenance and an inclusive sum for all other work.

3. The planned preventative maintenance shall allow for the annual inspection of the car, car top and lift shaft lights and electrical sockets as detailed in BS7671 "Requirements for Electrical Installations" and emergency lighting to comply with BS5266-1:1999 "Code of Practice for the emergency lighting of premises and certain other specified premises used for entertainment" including all subsequent amendments .or equivalent EU standard

4. The inclusive sum shall allow for:

a. A call out facility 24 hour a day, 7 days a week, 52 weeks a year, including Bank holidays for the release of people trapped in a lift and attending breakdowns.

b. The supply and fixing of replacement parts and major repairs, which includes the overhaul of main gear, repair of motors etc.

c. Repairs due to corrosion, vandalism, misuse, and working on arrival up to a value of £250. This amount to be revised by the percentage variations applicable to the contract as detailed in the Pricing Schedule. The Service Provider's tendered prices for each lift are to include all the above works.

5. The Service Provider shall additionally allow for provision and management of log books and site diaries.

Estimated value excluding VAT:

Range: between 100 000 and 150 000 GBP

4) Indication about different time frame or duration

Start 4.6.2014. Completion 4.6.2024

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

Any requirements together with any forms and undertakings will be set out in the tender documents.

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

As set out in the tender documents.

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

Members of any consortium (unless tendering as a lead and sub contractor) or Joint venture shall be jointly and severably liable. legal bodies shall be companies or partnerships. In the event of a successful consortium bid, the Council may require the formation of a separate legal entity to enter into the contract.

III.1.4. Contract performance conditions

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

Description of particular conditions: All interested parties will be required to express interest by submitting a completed questionnaire obtainable as set out in V1.3 below. all conditions relating

to performance will be set out in the tender documentation. The Council is keen to promote social and environmental sustainability in the borough of Brentwood and therefore, the contract documents will include in particular provisions relating to social and environmental considerations.

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 required from prospective service providers concerning their legal position and to assess economic and and technical standards will be out in the questionnaire, details of which are set out in V1.3 below.

III.2.2. Economic and financial ability

List and brief description of conditions: Information required from prospective service providers concerning their legal position and to assess economic and and technical standards will be out in the questionnaire, details of which are set out in V1.3 below.

Minimum level(s) of standards possibly required: Information required from prospective service providers concerning their legal position and to assess economic and and technical standards will be out in the questionnaire, details of which are set out in V1.3 below as a minimum suppliers will be required to demonstrate experience and capability of managing and delivering individual projects of this size and complexity.

III.2.3. Technical and professional ability

List and brief description of conditions:

Information required from prospective service providers concerning their legal position and to assess economic and and technical standards will be out in the questionnaire, details of which are set out in V1.3 below

Minimum level(s) of standards possibly required:

Information required from prospective service providers concerning their legal position and to assess economic and and technical standards will be out in the questionnaire, details of which are set out in V1.3 below.

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 5: and Maximum number 8

Objective criteria for choosing the limited number of candidates: The final range of tenderers will be selected based on responses to the criteria for choosing the candidates set out in 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

IV.3.2. Previous publication concerning this procedure

no

IV.3.3. Conditions for obtaining specifications and additional documents or descriptive document

Payable documents: no

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

19.6.2013 - 12:00

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

1.8.2013

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

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 Council reserves the right not to award a contract, or to award a contract for part or parts of the activities described in this notice, at its sole discretion. Interested applicants should note that they are responsible for the costs of any expression of interest and/or tender pursuant to this notice and the Council will have no liability to any interested organisation in respect of its exercise of this discretion. Interested applicants are reminded that the amount of repairs required cannot be guaranteed and to note that award of a term contract is not a guarantee of a particular value of orders pursuant to that contract. It is the intention of the Council to explore options for adding value to the contract during the term and in particular when considering

whether to exercise its discretion as to whether to extend the contract. The tender documents will reflect this and interested organisation should note take this into account when preparing their submissions.

VI.4. Procedures for review

VI.4.1. Review body

Official name: High Court, Royal Courts of Justice

Postal address: The Strand

Town: London

Postal code: WC2A 2LL

Country: United Kingdom

Telephone: +44 2079476000

Body responsible for mediation procedures

Official name: Royal Institute of Chartered Surveyors

Postal address: 12 Great George Street

Town: London

Postal code: SW1 3AD

Country: United Kingdom

Internet address: <http://www.rics.org>

VI.4.2. Review procedure

Precise information on deadline(s) for review procedures: Appeals should be brought in accordance with the Public Contracts Regulations 2006 (as amended) and the Council will conduct itself in relation to any such appeal in accordance with those regulations.

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

VI.5. Date of dispatch of this notice

14.5.2013