

**United Kingdom-Brentwood: Repair and maintenance services**

**OJ S 74/2018 17/04/2018**

**Contract notice**

**Works**

**Legal Basis:**

Directive 2014/24/EU

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**Section I: Contracting authority**

**I.1. Name and addresses**

Official name: Brentwood Borough Council

Postal address: Town Hall, Ingrave Road

Town: Brentwood

NUTS code: UKH3 Essex

Postal code: CM15 8AY

Country: United Kingdom

Contact person: Jane Mitchell

E-mail: [jane.mitchell@brentwood.gov.uk](mailto:jane.mitchell@brentwood.gov.uk)

Telephone: +44 1277312583

**Internet address(es):**

Main address: [www.brentwood.gov.uk](http://www.brentwood.gov.uk)

**I.3. Communication**

The procurement documents are available for unrestricted and full direct access, free of charge, at: <http://www.delta-esourcing.com/tenders/UK-UK-Brentwood:-Repair-and-maintenance-services./E7TJ832M66>

Additional information can be obtained from the abovementioned address

Tenders or requests to participate must be submitted to the abovementioned address

**I.4. Type of the contracting authority**

Regional or local authority

**I.5. Main activity**

Housing and community amenities

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**Section II: Object**

**II.1. Scope of the procurement**

**II.1.1. Title**

Brentwood Borough Council Strategic Asset Management Contract Reference Number: ech 821

**II.1.2. Main CPV code**

50000000 Repair and maintenance services

**II.1.3. Type of contract**

Works

**II.1.4. Short description**

Brentwood Borough Council is seeking expressions of interest from suitably experienced and qualified suppliers for the provision of repairs, void and planned works plus gas serving and breakdown works to its housing and wider asset portfolio. This will be a TPC 2005 (as amended) Contract for an initial period of 10 years with the option to extend by up to further 5 years.

#### **II.1.5. Estimated total value**

Value excluding VAT: 79 500 000,00 GBP

#### **II.1.6. Information about lots**

This contract is divided into lots: no

### **II.2. Description**

#### **II.2.2. Additional CPV code(s)**

50700000 Repair and maintenance services of building installations, 50800000 Miscellaneous repair and maintenance services, 45421151 Installation of fitted kitchens, 45421130 Installation of doors and windows, 45320000 Insulation work, 45311000 Electrical wiring and fitting work, 45261210 Roof-covering work, 45261900 Roof repair and maintenance work, 45421100 Installation of doors and windows and related components, 45451000 Decoration work, 45000000 Construction work, 45100000 Site preparation work, 45210000 Building construction work, 45211000 Construction work for multi-dwelling buildings and individual houses, 45211100 Construction work for houses, 45211200 Sheltered housing construction work, 45211300 Houses construction work, 45211310 Bathrooms construction work, 45211320 Porches construction work, 45211340 Multi-dwelling buildings construction work, 45211341 Flats construction work, 45211350 Multi-functional buildings construction work, 45212100 Construction work of leisure facilities, 45260000 Roof works and other special trade construction works, 45261000 Erection and related works of roof frames and coverings, 45261200 Roof-covering and roof-painting work, 45261211 Roof-tiling work, 45261212 Roof-slating work, 45261310 Flashing work, 45261320 Guttering work, 45261410 Roof insulation work, 45261420 Waterproofing work, 45262100 Scaffolding work, 45262700 Building alteration work, 45262800 Building extension work, 45262690 Refurbishment of run-down buildings, 45300000 Building installation work, 45310000 Electrical installation work, 45330000 Plumbing and sanitary works, 45340000 Fencing, railing and safety equipment installation work, 45350000 Mechanical installations, 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, 50710000 Repair and maintenance services of electrical and mechanical building installations, 50720000 Repair and maintenance services of central heating, 50721000 Commissioning of heating installations, 45232141 Heating works, 45331000 Heating, ventilation and air-conditioning installation work, 45331100 Central-heating installation work

#### **II.2.3. Place of performance**

NUTS code: UKH3 Essex

Main site or place of performance: Essex.

#### **II.2.4. Description of the procurement**

Brentwood Borough Council will be following a 3-stage Competitive Dialogue procurement process in accordance with PCR2015 Regulations to appoint a new Service Provider to deliver responsive repairs, void, planned and cyclical works to its housing and wider asset portfolio across the Brentwood borough. Responsive Repairs will be delivered under a "Price Per

Property” model, void works under a “Price Per Void” model and planned / cyclical works using a blend of archetype pricing, schedule of rates and quotations system. Gas servicing and breakdown works will be completed under a 3\* model. This will be a TPC 2005 (as amended) Contract for an initial period of 10 years, with the option to extend by up to a further 5 years. Initial expressions of interest via the completed Selection Questionnaire will be evaluated by the Council and an anticipated number of 6 bidders Invited to Submit Detailed Solutions. Following evaluation of the initial solutions submitted, the Council anticipates inviting 3 tenderers to participate in Competitive Dialogue following which tenderers will be Invited to Submit Final Tenders.

**II.2.5. Award criteria**

Price is not the only award criterion and all criteria are stated only in the procurement documents

**II.2.6. Estimated value**

Value excluding VAT: 79 500 000,00 GBP

**II.2.7. Duration of the contract, framework agreement or dynamic purchasing system**

Duration in months: 180

This contract is subject to renewal: no

**II.2.9. 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:

As set out in the procurement documents.

**II.2.10. Information about variants**

Variants will be accepted: no

**II.2.11. Information about options**

Options: yes

Description of options:

This contract will run for an initial duration of 10 years, with the option to extend it by up to a further 5 years.

**II.2.13. Information about European Union funds**

The procurement is related to a project and/or programme financed by European Union funds: no

**II.2.14. Additional information**

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

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**III.1. Conditions for participation**

**III.1.1. 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 procurement documents.

**III.1.2. Economic and financial standing**

Selection criteria as stated in the procurement documents

**III.1.3.**

## **Technical and professional ability**

Selection criteria as stated in the procurement documents

### **III.2. Conditions related to the contract**

#### **III.2.2. Contract performance conditions**

As set out in the procurement documents.

Additionally, under the Contract, the Service Provider and its supply chain will be required to actively participate in the achievement of social and/or environmental policy objectives relating to recruitment and training and supply chain initiatives. Accordingly the contract performance conditions may relate in particular to social and environmental considerations.

Brentwood Borough Council anticipates that the Business Transfers Directive 2001/23/EC as implemented by the Transfer of Undertakings (Protection of Employment) Regulations 2006, will apply to the transfer of personnel from the incumbent contractor and/or contracting authority under this procurement. Brentwood Borough Council's detailed requirements will be set out in the Contract documents.

#### **III.2.3. 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

## **Section IV: Procedure**

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### **IV.1. Description**

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

Competitive dialogue

#### **IV.1.3. Information about a framework agreement or a dynamic purchasing system**

#### **IV.1.4. 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

#### **IV.1.8. Information about the Government Procurement Agreement (GPA)**

The procurement is covered by the Government Procurement Agreement: yes

### **IV.2. Administrative information**

#### **IV.2.2. Time limit for receipt of tenders or requests to participate**

Date: 15/05/2018 Local time: 12:00

#### **IV.2.3. Estimated date of dispatch of invitations to tender or to participate to selected candidates**

Date: 07/06/2018

#### **IV.2.4. Languages in which tenders or requests to participate may be submitted**

English

#### **IV.2.6. Minimum time frame during which the tenderer must maintain the tender**

Duration in months: 6 (from the date stated for receipt of tender)

## **Section VI: Complementary information**

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

This is a recurrent procurement: no

#### **VI.2. Information about electronic workflows**

Electronic invoicing will be accepted

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

The Contracting Authority reserves the right to cancel the procurement and not to proceed with the Contract at any stage of the procurement process. The Contracting Authority also reserves the right not to award a Contract. The Contracting Authority nor any person on whose behalf of whom this procurement is undertaken is to be liable for any costs incurred by those expressing an interest or tendering for this Contract. Brentwood Borough Council will be providing an opportunity for all interested suppliers to attend a briefing session. Details are provided in the SQ. The purpose of this briefing will be to provide an introduction to Brentwood Borough Council as well as an overview of the procurement process and the objectives of the procurement exercise. There will also be an opportunity to raise queries.

For more information about this opportunity, please visit the Delta eSourcing portal at:

<https://www.delta-esourcing.com/tenders/UK-UK-Brentwood:-Repair-and-maintenance-services./E7TJ832M66>

To respond to this opportunity, please click here:

<https://www.delta-esourcing.com/respond/E7TJ832M66>

GO Reference: GO-2018413-PRO-12224591

#### **VI.4. Procedures for review**

##### **VI.4.1. Review body**

Official name: High Court England and Wales

Postal address: Strand

Town: London

Postal code: WC2A 2LL

Country: United Kingdom

##### **VI.4.2. Body responsible for mediation procedures**

Official name: High Court England and Wales

Postal address: Strand

Town: London

Postal code: WC2A 2LL

Country: United Kingdom

##### **VI.4.3. Review procedure**

Precise information on deadline(s) for review procedures:

Brentwood Borough Council will observe a stand still period following the award of the contract and conduct itself in respect of any appeals in accordance with the Public Contracts Regulations 2015.

##### **VI.4.4. Service from which information about the review procedure may be obtained**

Official name: Cabinet Office

Postal address: 70 Whitehall

Town: London

Postal code: SW1A 2AS

Country: United Kingdom

**VI.5. Date of dispatch of this notice**

13/04/2018