

**United Kingdom-Pontypool: Construction work**  
**OJ S 98/2014 22/05/2014**  
**Contract notice**  
**Works**

**Directive 2004/18/EC**

**Section I: Contracting authority**

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**I.1. Name and addresses**

Official name: Melin Homes Limited  
Postal address: Ty'r Efail, Lower Mill Field, Pontypool, Gwent, Wales  
Town: Pontypool  
Postal code: NP4 0XJ  
Country: United Kingdom  
Contact person: Please refer to Annex A of this Notice  
For the attention of: Ronan Byrne  
E-mail: [ronan.byrne@aecom.com](mailto:ronan.byrne@aecom.com)  
Telephone: +44 2920674600  
Fax: +44 8700481535

**Internet address(es):**

General address of the contracting authority: <http://www.melinhomes.co.uk/>

**Additional information can be obtained from:**

Official name: AECOM  
Postal address: 1 Callaghan Square  
Town: Cardiff  
Postal code: CF10 5BT  
Country: United Kingdom  
Contact person: AECOM  
For the attention of: Ronan Byrne  
E-mail: [ronan.byrne@aecom.com](mailto:ronan.byrne@aecom.com)  
Telephone: +44 2920674600  
Fax: +44 8700481535

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

Official name: AECOM  
Postal address: 1 Callaghan Square  
Town: Cardiff  
Postal code: CF10 5BT  
Country: United Kingdom  
Contact person: AECOM  
For the attention of: Ronan Byrne  
E-mail: [ronan.byrne@aecom.com](mailto:ronan.byrne@aecom.com)  
Telephone: +44 2920674600  
Fax: +44 8700481535

**Tenders or requests to participate must be submitted:** Official name: AECOM

Postal address: 1 Callaghan Square  
Town: Cardiff  
Postal code: CF10 5BT

Country: United Kingdom  
Contact person: AECOM  
For the attention of: Ronan Byrne  
E-mail: [ronan.byrne@aecom.com](mailto:ronan.byrne@aecom.com)  
Telephone: +44 2920674600  
Fax: +44 8700481535

**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**

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**II.1. Description**

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

Planned and Reactive Housing Maintenance Works.

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

Works

Execution

Main site or place of performance: South East Wales – Blaenau Gwent, Monmouthshire, Torfaen, Newport and Powys.

NUTS code UKL16 Gwent Valleys, UKL21 Monmouthshire and Newport, UKL24 Powys

**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)**

Melin Homes, a registered social landlord is seeking to appoint up to two (2) suitably qualified contractors (1 per Lot) to provide (i) Planned and higher value voids (Lot 1 ) and (ii) Reactive and low value voids (Lot 2) building maintenance works and services in relation to an estate portfolio of circa 3500 tenanted and leasehold properties. The term of the appointment will be for an initial 5 year period with an option to extend, at Melin's sole discretion, for an additional period of 5 years (maximum 10 years).

It is anticipated that the works / services will consist primarily of 'labour only'. Melin will supply the materials in relation to the works / services to be undertaken; however it reserves the right to require the successful contractor/s to supply materials from time to time on an 'as required' basis.

Additional information is set out in a memorandum of information ("MOI") which is available on request (see section VI.3 of this notice for details).

**II.1.6. CPV code(s)**

45000000 Construction work, 45210000 Building construction work, 50000000 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: yes

## **II.2. Scope of the procurement**

### **II.2.1. Total quantity or scope**

Please refer to the MOI which is available on request (see section VI.3 of this notice for details).

Estimated value excluding VAT:

Range: between 12 500 000 and 13 500 000 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: 120 (from the award of the contract)

Information about lots

Lot No: 1

Lot title: Package 1

#### **1) Short description**

Planned Maintenance and higher value voids.

#### **2) CPV code(s)**

45000000 Construction work, 45210000 Building construction work, 50000000 Repair and maintenance services

#### **3) Quantity or scope**

Total value of work is not guaranteed however estimate is stated below.

Estimated value excluding VAT:

Range: between 6 000 000 and 6 500 000 BGN

#### **4) Indication about different time frame or duration**

Duration in months: 120 (from the award of the contract)

#### **5) Additional information about lots**

Contract term is 5 years + 5 years (maximum 10 years).

Up to six (6) Bidders to be invited to tender per Lot.

Additional information will be contained in the PQQ and ITT documentation.

Value of Voids (per package of work) will be circa GBP 500 and above.

Melin will supply the materials in relation to the works/services to be undertaken; however it reserves the right to require the successful contractor/s to supply materials from time to time on an 'as required' basis.

Lot No: 2

Lot title: Package 2

**1) Short description**

Reactive Maintenance and low value voids.

**2) CPV code(s)**

45000000 Construction work, 45210000 Building construction work, 50000000 Repair and maintenance services

**3) Quantity or scope**

Value of work is not guaranteed however estimate is stated below.

Estimated value excluding VAT:

Range: between 6 500 000 and 7 000 000 GBP

**4) Indication about different time frame or duration**

Duration in months: 120 (from the award of the contract)

**5) Additional information about lots**

Contract term is 5 years + 5 years (maximum 10 years).

Up to six (6) Bidders to be invited to tender per Lot.

Additional information will be contained in the PQQ and ITT documentation.

Value of Voids (per package of work) will be below GBP 500.

Melin will supply the materials in relation to the works / services to be undertaken; however it reserves the right to require the successful contractor/s to supply materials from time to time on an 'as required' basis.

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

**III.1. Conditions related to the contract**

**III.1.1. Deposits and guarantees required**

The contracting authority reserves the right to request a parent company and/or other guarantees of financial liability including (but not limited to) a deposit or performance bond.

**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 - payment arrangements will be in accordance with the form of building contract.

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

None specified, save that in the case of a partnership or consortium or other group of more than one legal entity bidding together, the contract will be with either (1) all bidders on the basis of joint and several liability, or (2) with one or more of the parties acting as 'prime contractor' (and where more than one, on a joint and several liability basis). Where the contract is with a special purpose company with separate legal personality established, the contracting authority will require sufficient guarantees to be given by participants in that company or their parents.

**III.1.4. Contract performance conditions**

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

Description of particular conditions: As set out in the tender documents

**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 Pre qualification questionnaire ("PQQ"), which is available on request, will provide the details.

Any economic operator may be excluded from participation if it fulfils any of the criteria listed in Regulation 23 of the Public Contracts Regulations 2006 (as amended).

### **III.2.2. Economic and financial ability**

List and brief description of conditions: As set out in the PQQ.

Minimum level(s) of standards possibly required: As set out in the PQQ.

### **III.2.3. Technical and professional ability**

List and brief description of conditions:

As set out in the PQQ.

Minimum level(s) of standards possibly required:

As set out 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**

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

## **Section IV: Procedure**

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### **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: 12

Objective criteria for choosing the limited number of candidates: As set out in the PQQ. Note - up to six (6) Bidders to be invited to tender in respect of each Lot.

#### **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**

Melin Planned and Reactive Maintenance - 2014

#### **IV.3.2. Previous publication concerning this procedure**

no

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

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

20.6.2014 - 12:00

**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**

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**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**

PQQ must be completed and returned with the request to participate.

To obtain a PQQ please contact Ronan Byrne via the e-mail address listed in section I.1 above and Annex A.

Bidders can request a PQQ until 5 days before the deadline for submission.

The contracting authority will not accept request's for PQQ's after this date.

Bidders who request a PQQ will also be provided with an MOI which provides further information in relation to the works / services being procured.

Up to six (6) Bidders to be invited to tender in respect of each Lot.

The contracting authority is seeking to establish initial 5 year contract/s with an option to extend, at the contracting authority's sole discretion, for an additional period of 5 years.

Accordingly, the maximum permitted term of the contract/s is 10 years.

All tender costs and liabilities incurred by bidders shall be the sole responsibility of bidders.

The contracting authority reserves the right to:-

- (i) evaluate each lot as a separate contract,
- (ii) award the contract/s in whole or in part,
- (iii) award the contract/s to one bidder or two bidders,
- (iv) annul the tendering process and not award any contract/s.

All documents to be priced in sterling and all payments made in sterling

In relation to section II.1.9 above – variants will be accepted to the extent permitted (if at all).

The contracting authority is committed to contribute to its (and the Welsh Government's) social, economic and environmental sustainability objectives and will explore solutions, and at its discretion include contract conditions, that provide for collaborative working arrangements which serve to address and deliver these objectives; including (but not limited to) recruitment and training of the long term economically inactive.

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

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

##### **VI.4.2. Review procedure**

Precise information on deadline(s) for review procedures: The Authority will allow a minimum of 10 calendar day standstill period between notifying the award decision and awarding the contract.

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

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

17.5.2014