

UK-Watford: Technical inspection services
OJ S 100/2013 25/05/2013
Contract notice
Services

Directive 2004/18/EC

Section I: Contracting authority

I.1. Name and addresses

Official name: Watford Community Housing Trust

Postal address: 59 Clarendon Road

Town: Watford

Postal code: WD17 1LA

Country: United Kingdom

For the attention of: Andrew Battell

E-mail: andrew.battell@wcht.org.uk

Internet address(es):

General address of the contracting authority: <http://www.wcht.org.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:

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: no

Section II: Object of the contract

II.1. Description

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

Water Treatment Contract 2013-17.

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

Services

Service category No 1: Maintenance and repair services

Main site or place of performance: Watford and South West Hertfordshire.

NUTS code UKH23 Hertfordshire

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)

Watford Community Housing Trust (WCHT) is seeking expressions of interest from suitably interested and qualified Water Testing and Treatment Contractors who can undertake the testing for temperature, contamination and cleaning to control the spread of Legionella and other bacteria and responsive repairs to existing domestic and communal residential water systems including single and communal tanks, associated system pipe work and equipment to tender for the provision of these services and the like in all properties owned or managed by WCHT, described in brief below.

WCHT's properties include (but are not limited to) social dwellings, sheltered schemes, supported and special needs housing, community centres and other properties. The current level of WCHT's housing stock stands at approximately 4,823 properties. The remainder of the Trust's properties have individual gas central heating systems serviced by their own boilers or are in small blocks of two or four dwellings with a single large domestic boiler.

The majority of the Trust's properties are located in the Watford Borough Council area, with some stock in neighbouring Three Rivers District Council, both in South West Hertfordshire. All of the stock is within 6 miles of the centre of Watford

The contract will be for a period of 3 years with an option to extend for a further 2 years, subject to satisfactory performance, on a one year by one year extension basis, to a maximum of 5 years overall.

The contract shall comprise the following, which the successful contractor will be required to provide:

- (i) Annual gas appliance servicing and routine safety check inspection and testing for domestic and communal ('commercial') boilers, to include confirmatory attendances of properties without gas appliances;
- (ii) Responsive repairs to gas appliances for all properties 24 hours a day and 365 days per and out of hours attendance on all breakdowns with a 24hr 365 a year emergency call out cover;
- (iii) Providing and operating a 24 hours a day and 365 day a year dedicated telephone number for direct contact by the Trust's residents concerning servicing and breakdown call outs. This is to cover both normal and out of hours calls. Out of hours and emergency calls will result in, as a minimum, "making safe" and, if possible, an immediate fix;
- (iv) An annual service of any 'hard wired' smoke detectors whilst carrying out the annual gas service and routine safety check inspection and testing for domestic properties.

The contract shall also require contractors to provide a Schedule of Rates for Consequential Works. Consequential Works shall cover planned preventative maintenance on current Trust owned installations, the supply, installation and upgrading of boilers, radiators and heating systems including the mechanical and/or electrical services required to complete any Repair /installation/upgrade. The scope of Consequential Works, shall for example vary from a "powerflush" or installation of smoke detectors right up to a full new heating system with boiler change.

The award of Consequential Works shall NOT be exclusive to the successful contractor, but is subject both to price and delivery timescales at the time of request. However, the successful contractor may be requested by WCHT (on a job-by-job basis) to undertake such further work, by reference to its Schedule of Rates submitted (although not evaluated) as part of this procurement process.

WCHT shall reserve the absolute right to go out to quotation and award this further work to alternative providers on a job-by-job basis (based on the same specifications and requirements as will be set out in this tender), depending on, amongst other things, ability to meet timescales and best price.

The successful contractor will be required to provide a customer focused service in line with

WCHT role and objectives as a Community Gateway. The successful contractor must also demonstrate commitment to providing an effective service that provides value for money to WCHT and its tenants. The evaluation criterion will be that of Most Economically Advantageous Tenderer as determined by the award criteria and sub-criteria set out in the Invitation to Tender.

WCHT reserves the absolute right to withdraw from this procurement procedure at any time and for whatever reason without awarding a contract. Applicants shall be responsible for the costs and expenses they incur as a result of participating in this procurement process. WCHT and or its advisors shall not be liable for and will not pay any costs in respect of the preparation of any prequalification or subsequent tender submission of any applicant or bidder whether they are successful or not. This shall equally apply in the event that the procurement process is postponed, cancelled or abandoned by WCHT at any stage and for whatever reason. Applicants shall be deemed to have unequivocally accepted this as a condition to precedent to participate in this procurement process.

II.1.6. CPV code(s)

71631000 Technical inspection services - KA09, 71315000 Building services, 65100000 Water distribution and related services, 50514000 Repair and maintenance services of metal containers, 45332200 Water plumbing 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: no

II.1.9. Information about variants

Variants will be accepted: no

II.2. Scope of the procurement

II.2.1. Total quantity or scope

Please see II.1.5 and the Pre-Qualification Questionnaire and Descriptive Document. The Contract's estimated value is set out below (the range reflecting the 3 year base term and potential for up to 2 years extension). The anticipated value of the potential Consequential Work which may be available to the successful contractor is estimated at approximately 250,000 GBP (exclusive of VAT) per annum. The values of the contract and the value of the work cannot and will not be guaranteed.

Estimated value excluding VAT: Range: between: 1,000,000 and 1,700,000 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: 36 (from the award of the contract)

Section III: Legal, economic, financial and technical information

III.1. Conditions related to the contract

III.1.1. Deposits and guarantees required

Performance bonds, parent company guarantees, and/or warranties may be required by WCHT. Details will be set out in the Tender documents as applicable.

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

To be included in the tender/contract documentation.

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

Not applicable. Please refer to tender/contract documentation.

III.1.4. Contract performance conditions

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

Description of particular conditions: As detailed in the Pre-Qualification Questionnaire referred to below that will be sent to applicants who respond to this notice.

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: As detailed in the Pre-Qualification Questionnaire referred to below that will be sent to applicants who respond to this notice.

III.2.2. Economic and financial ability

List and brief description of conditions: As detailed in the Pre-Qualification Questionnaire referred to below that will be sent to applicants who respond to this notice.

Minimum level(s) of standards possibly required: As detailed in the Pre-Qualification Questionnaire referred to below that will be sent to applicants who respond to this notice.

III.2.3. Technical and professional ability

List and brief description of conditions:

As detailed in the Pre-Qualification Questionnaire referred to below that will be sent to applicants who respond to this notice. Copies of the PQQ can be requested from the contact point as set out in Annex A. The PQQ must be completed and returned with all required supporting information by the deadline stated in section IV.3.4 of this Notice.

Minimum level(s) of standards possibly required:

The successful Provider will be experienced in and be required to incorporate all duties that are related to (but not limited to) the servicing, maintenance and responsive repairs to existing domestic and communal boilers, controls, associated system pipe work, and the provision of a related telephone call centre helpline service for residents, agreed by WCHT required to enable them to properly fulfil the duties placed upon them by any Regulations and the recommendations of the Health and Safety Executive. The successful contract provider's staff will have to have [enhanced] Criminal Record Bureau checks carried out before going on site.

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

Accelerated restricted

Justification for the choice of accelerated procedure: Due to health and safety and risk grounds there is an urgent need for the Trust to award the contract. Further explanation and detail is contained within the Descriptive Document accompanying the PQQ.

IV.1.2. Information about the limits on the number of candidates to be invited

Envisaged number of candidates: 6

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

"Reference: Water Treatment Contract 2013-2017"

IV.3.2. Previous publication concerning this procedure

Prior information notice

Notice number in the OJ S: [2012/S 229-377456](#) of 28.11.2012

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: 30.5.2013 - 12:00

Payable documents: no

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

4.6.2013 - 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

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

All Expressions of Interest and requests for a PQQ and Descriptive Document must be made via e-mail to the point of contact indicated in I.1 above. All enquiries relating to the PQQ specifically or the Pre-Qualification Process generally shall also be made via e-mail to the point of contact indicated in I.1 above. Such enquiries must be received no later than 12:00 hours on 30.6.2013. It will not be possible to respond to any enquires received after that date and time.

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

23.5.2013