

**UK-Londonderry: repair and maintenance services**

**OJ S 106/2012 06/06/2012**

**Contract notice**

**Services**

**Directive 2004/18/EC**

**Section I: Contracting authority**

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**I.1. Name and addresses**

Official name: Apex Procurement (Northern Ireland) Limited

Postal address: 10 Butcher Street, Derry

Town: Londonderry

Postal code: BT48 6HL

Country: United Kingdom

For the attention of: Programme Director

E-mail: [designteams@apexhousing.org](mailto:designteams@apexhousing.org)

Telephone: +44 2871304800

Fax: +44 2871304801

**Internet address(es):**

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

Address of the buyer profile: <http://www.apexhousing.org>

**Additional information can be obtained from:**

Official name: Edmond Shipway

Postal address: Portview House, 80 Dargan Road

Town: Belfast

Postal code: BT3 9JU

Country: United Kingdom

For the attention of: Pat Mullan

E-mail: [bw.apexmw@shipway.org.uk](mailto:bw.apexmw@shipway.org.uk)

Telephone: +44 2890779392

Fax: +44 2890773763

Internet address: <http://www.edmondshipway.co.uk>

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

Official name: Edmond Shipway

Postal address: Portview House, 80 Dargan Road

Town: Belfast

Postal code: BT3 9JU

Country: United Kingdom

For the attention of: Pat Mullan

E-mail: [bw.apexmw@shipway.org.uk](mailto:bw.apexmw@shipway.org.uk)

Telephone: +44 2890779392

Fax: +44 2890773763

Internet address: <http://www.edmondshipway.co.uk>

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

Postal address: Portview House, 80 Dargan Road

Town: Belfast

Postal code: BT3 9JU

Country: United Kingdom  
For the attention of: Pat Mullan  
E-mail: [bw.apexmw@shipway.org.uk](mailto:bw.apexmw@shipway.org.uk)  
Telephone: +44 2890779392  
Fax: +44 2890773763  
Internet address: <http://www.edmondshipway.co.uk>

**I.2. Type of the contracting authority**

Body governed by public law

**I.3. Main activity**

Housing and community amenities  
Other: UK Registered Housing Association

**I.4. Contract award on behalf of other contracting authorities**

The contracting authority is purchasing on behalf of other contracting authorities: yes

Official name: Flax Housing Association Limited

Postal address: Gatelodge, 8 Flax Street

Town: Belfast

Postal code: BT14 7EQ

Country: United Kingdom

Official name: Grove Housing Association Limited

Postal address: 171 York Road

Town: Belfast

Postal code: BT15 3HB

Country: United Kingdom

Official name: Newington Housing Association Limited

Postal address: 300 Limestone Road

Town: Belfast

Postal code: BT14 7AP

Country: United Kingdom

Official name: Rural Housing Association

Postal address: 64a Derry Road

Town: Omagh

Postal code: BT78 5DY

Country: United Kingdom

Official name: St Matthews Housing Association

Postal address: 58 Harper Street

Town: Belfast

Postal code: BT5 4EN

Country: United Kingdom

Official name: Trinity Housing Association

Postal address: Maple House, Beechill Business Park, 96 Beechill Road

Town: Belfast

Postal code: BT8 7QN

Country: United Kingdom

Official name: Apex Housing Association Limited

Postal address: 10 Butcher Street

Town: Derry

Postal code: BT48 6HL

Country: United Kingdom

Official name: Filor Housing Association Limited  
Postal address: 219-221 Crumlin Road  
Town: Belfast  
Postal code: BT14 7DX  
Country: United Kingdom

## 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

Minor works framework for general building works to social housing accommodation to 3 geographical areas within Northern Ireland.

#### 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: Three geographical areas within Northern Ireland which are detailed in "Appendix A - lot 1, 2 & 3 boundary areas" of the PQQ documents.

NUTS code UKN04 North of Northern Ireland

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

The procurement involves the establishment of a framework agreement

#### II.1.4. Information about framework agreement

Framework agreement with several operators

Number Envisaged maximum number of participants to the framework agreement: 18

##### Duration of the framework agreement

Duration in years: 4

##### Estimated total value of purchases for the entire duration of the framework agreement

Estimated value excluding VAT: 16 000 000,00 GBP

#### II.1.5. Short description of the contract or purchase(s)

Minor works framework for general building works to social housing accommodation to three geographical areas (Greater Belfast, East & West) within Northern Ireland. Note this also includes elements of electrical & mechanical works. 12nr economic operators will be short listed at PQQ stage with 6nr appointed at ITT stage for the call off mini competitions.

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

50000000 Repair and maintenance services, 44212310 Scaffolding - IA03, 44220000 Builders' joinery, 44221000 Windows, doors and related items, 44221100 Windows, 44221110 Window frames, 44221111 Double-glazed units, 44221200 Doors, 45000000 Construction work, 45111100 Demolition work, 45113000 Siteworks, 45200000 Works for complete or part construction and civil engineering work, 45210000 Building construction work, 45211100 Construction work for houses, 45211200 Sheltered housing construction work, 45211300 Houses construction work, 45211360 Urban development construction work, 45215210 Construction work for subsidised residential accommodation, 45215214 Residential homes construction work, 45232141 Heating works, 45232400 Sewer construction work, 45232460 Sanitary works, 45259300 Heating-plant repair and maintenance work, 45260000 Roof works and other special trade construction works, 45261000 Erection and related works of roof frames and coverings, 45261100 Roof-framing work, 45261210 Roof-covering work, 45261900 Roof repair and maintenance work, 45261920 Roof maintenance work, 45262210

Foundation work, 45262620 Supporting walls, 45262640 Environmental improvement works, 45262700 Building alteration work, 45262800 Building extension work, 45310000 Electrical installation work, 45311000 Electrical wiring and fitting work, 45311100 Electrical wiring work, 45311200 Electrical fitting work, 45312100 Fire-alarm system installation work, 45313100 Lift installation work, 45315000 Electrical installation work of heating and other electrical building-equipment, 45315100 Electrical engineering installation works, 45315300 Electricity supply installations, 45330000 Plumbing and sanitary works, 45331000 Heating, ventilation and air-conditioning installation work, 45331100 Central-heating installation work, 45331110 Boiler installation work, 45331200 Ventilation and air-conditioning installation work, 45331210 Ventilation installation work, 45331220 Air-conditioning installation work, 45331221 Partial air-conditioning installation work, 45331230 Installation work of cooling equipment, 45331231 Installation work of refrigeration equipment, 45332000 Plumbing and drain-laying work, 45332200 Water plumbing work, 45332300 Drain-laying work, 45332400 Sanitary fixture installation work, 45333000 Gas-fitting installation work, 45333100 Gas regulation equipment installation work, 45420000 Joinery and carpentry installation work, 45421000 Joinery work, 45421100 Installation of doors and windows and related components, 45421110 Installation of door and window frames, 45421111 Installation of door frames, 45421112 Installation of window frames, 45421120 Installation of thresholds, 45421132 Installation of windows, 45421130 Installation of doors and windows, 45421131 Installation of doors, 45421151 Installation of fitted kitchens, 45421148 Installation of gates, 45421152 Installation of partition walls, 45421160 Ironmongery work, 50116100 Electrical-system repair services, 50411200 Repair and maintenance services of gas meters, 50411300 Repair and maintenance services of electricity meters, 50531100 Repair and maintenance services of boilers, 50531200 Gas appliance maintenance services, 50532400 Repair and maintenance services of electrical distribution equipment, 50610000 Repair and maintenance services of security equipment, 50700000 Repair and maintenance services of building installations, 50710000 Repair and maintenance services of electrical and mechanical building installations, 50711000 Repair and maintenance services of electrical building installations, 50712000 Repair and maintenance services of mechanical building installations, 50720000 Repair and maintenance services of central heating, 50750000 Lift-maintenance services, 50800000 Miscellaneous repair and maintenance services, 70333000 Housing services, 71334000 Mechanical and electrical engineering 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: no

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

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

This framework is for four years with an estimated annual expenditure across all four lots of 4 000 000 GBP +VAT. The expenditure of each lot is as follows: lot 1 Greater Belfast 1 800 000 GBP, lot 2 East 600 000 GBP & lot 3 West 1 600 000 GBP.

Estimated value excluding VAT: 16 000 000,00 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: 48 (from the award of the contract)

Information about lots

Lot No: 1

Lot title: Greater Belfast Area

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

General building works to social housing accommodation within the Greater Belfast Area.

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

50000000 Repair and maintenance services

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

General building works to social housing accommodation within the Greater Belfast Area.

Estimated value excluding VAT: 7 200 000,00 GBP

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

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

Lot No: 2

Lot title: East region of Northern Ireland

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

General building works to social housing accommodation within the East region of Northern Ireland.

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

50000000 Repair and maintenance services

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

General building works to social housing accommodation with the East region of Northern Ireland.

Estimated value excluding VAT: 2 400 000,00 GBP

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

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

Lot No: 3

Lot title: West region of Northern Ireland

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

General building works to social housing accommodation with the West region of Northern Ireland.

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

50000000 Repair and maintenance services

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

General building works to social housing accommodation within the West region of Northern Ireland.

Estimated value excluding VAT: 6 400 000,00 GBP

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

**5) Additional information about lots**

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

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

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

The Contracting Authority will not require any deposits or guarantees.

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

As detailed in the pre-qualification documentation.

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

Subject to the status and involvement of the parties, the Contracting Authority may require parties to commit to joint and several liability in respect of the Contract. Alternatively, the Contracting Authority may expect the lead operator to take total responsibility. The Contracting Authority may require collateral warranties, parent company guarantees and / or performance bonds as applicable to be entered into by other economic operators or consortia.

**III.1.4. Contract performance conditions**

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

Description of particular conditions: The Contracting Authority will require all successful economic operators or consortia to comply with the relevant social requirements and the detail of such will be included in the ITT information.

**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 documentation available from the contact address provided in Annex A.

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

List and brief description of conditions: As detailed in the pre-qualification documentation available from the contact address provided in Annex A.

Minimum level(s) of standards possibly required: Notwithstanding, the requirements detailed in the pre-qualification documentation available from the contact address provided in Annex A, the Economic Operators should hold or demonstrate they can obtain the required levels of Public liability insurance for a minimum limit of indemnity not less than of 10 000 000 GBP per incident, Construction "All Risks" Insurance for a minimum limit of indemnity not less than 5 000 000 GBP per incident, employer's liability insurance a minimum limit of indemnity not less than of 10 000 000 GBP per incident.

The economic operators will also be required to meet or exceed the relevant Constructionline Notation Values as detailed in the pre-qualification documentation.

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

List and brief description of conditions:

As detailed in the pre-qualification documentation available from the contact address provided in Annex A.

Minimum level(s) of standards possibly required:

Notwithstanding, the requirements detailed in the pre-qualification documentation available from the contact address provided in Annex A, the economic operators mechanical building services contractor should hold Gas Safe Accreditation for any sub-contractor undertaking gas installation works, HVAC or equivalent & electrical building services should hold Niceic, ECA & RECI or equivalent registration or membership.

The Contracting Authority will require economic operators to have policies and systems in place relating to health and safety, environmental management and relevant previous experience. The full requirements will be set out in the pre-qualification documentation.

### **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**

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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: 36

Objective criteria for choosing the limited number of candidates: As detailed in the pre-qualification documentation available from the contact address provided in Annex A.

#### **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**

ES25.587

#### **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: 23.7.2012

Payable documents: no

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

30.7.2012 - 15:00

**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**

The costs of responding to the pre-qualification questionnaire and any subsequent invitation to tender for appointment to the framework agreement or any subsequent call offs from that framework agreement will be borne by each economic operator. Until the contract is executed all discussions and correspondence will be deemed strictly subject to contract, no formal agreement shall be binding until it is duly executed by representatives of both parties.

The Contracting Authority intends to award a collaborative framework agreement available for use by the following housing associations: Apex Housing Association Limited, Filor Housing Association Limited, Flax Housing Association Limited, Grove Housing Association Limited, Newington Housing Association Limited, Rural Housing Association, St Matthews Housing Association and Trinity Housing Association, and their statutory successors and organisations created as a result of re-organisation or organisational changes.

Under this framework the economic operator will be required to support wider economic, social and environmental objectives. Accordingly, contract conditions will relate in particular to social economic and environmental objectives & considerations. These will be further detailed at tender stage.

Full details can be found in the pre-qualification questionnaire documentation available from the contract address provided in Annex A.

**VI.4. Procedures for review**

**VI.4.1. Review body**

Official name: High Court of Justice (Northern Ireland)

Postal address: Royal Courts of Justice Chichester Street

Town: Belfast

Postal code: BT1 3JF

Country: United Kingdom  
E-mail: [adminoffice@courtsni.gov.uk](mailto:adminoffice@courtsni.gov.uk)  
Telephone: +44 2890235111  
Fax: +44 2890313508  
Internet address: <http://www.courtsni.gov.uk>

**VI.4.2. Review procedure**

Precise information on deadline(s) for review procedures: The contracting authority will incorporate a standstill period at the point information on the award of contract is communicated to tenderers. That notification will provide full information on the award decision. The standstill period, which will be a minimum of 10 calendar days, provides time for unsuccessful tenderers to challenge the award decision before the contract is entered into. The Public Contracts Regulations 2006 (SI 2006 No 5) provide for aggrieved parties who have been harmed or are at risk of harm by a breach of the rules to take action in the High Court (Northern Ireland).

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

Official name: High Court of Justice (Northern Ireland)  
Postal address: Royal Courts of Justice Chichester Street  
Town: Belfast  
Postal code: BT1 3JF  
Country: United Kingdom  
E-mail: [adminoffice@courtsni.gov.uk](mailto:adminoffice@courtsni.gov.uk)  
Telephone: +44 2890235111  
Fax: +44 2890313508  
Internet address: <http://www.courtsni.gov.uk>

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

1.6.2012