

UK-Belfast: repainting work
OJ S 114/2012 16/06/2012
Contract notice
Services

Directive 2004/18/EC

Section I: Contracting authority

I.1. Name and addresses

Official name: Helm Housing Association
Postal address: Helm House 38-52 Lisburn Road
Town: Belfast
Postal code: BT9 6AA
Country: United Kingdom
Contact person: Property Services
For the attention of: George Downey
E-mail: maintenance@helmhousing.org
Telephone: +44 2890320485
Fax: +44 2890330402

Internet address(es):

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

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: Official name: Helm Housing Association

Postal address: BT9 6AA

Town: Belfast

Country: United Kingdom

Contact person: Property Services

For the attention of: George Downey

E-mail: maintenance@helmhousing.org

Internet address: <http://www.helmhousing.org/tenders/index.php?nav=tender>

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

Appointment of Contractor for Planned and Cyclical Maintenance 2012.

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

Services

Service category No 1: Maintenance and repair services

NUTS code UKN Northern Ireland

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)

Helm Housing wish to appoint an experienced and competent Contractor to carry out planned & cyclical maintenance works to 1200 properties in Northern Ireland. All dwellings will be occupied during the course of the works. The dwellings comprise a mixture of 2 and 3 storey general needs houses and general needs and Category 1 blocks of apartments up to 5 storey's high.

The works will include cyclical repairs (including window servicing) to all external elements and common and landlord internal elements together with full redecoration externally and redecoration of all common and landlord areas internally. 300 dwellings will have electrical testing carried out. All dwellings more than 10 years old are to have a full periodic test carried out and essential works highlighted in the report are to be undertaken. Further works will include replacement of kitchens to 150 dwellings; replacement of windows to 50 dwellings; Sanitary ware replacement to 250 dwellings; replacement communal flooring to 3 scheme sites and upgrade of oil central heating (domestic) to gas to 30 dwellings. A provisional sum of approximately £3,000 has been included for labelling, encapsulation and/or the removal of asbestos based materials identified from recent completion of Asbestos surveys.

The Contract Period is anticipated to be of twelve months duration.

II.1.6. CPV code(s)

45442180 Repainting work, 45442110 Painting work of buildings, 45453000 Overhaul and refurbishment work, 45452000 Exterior cleaning work for buildings, 45432100 Floor laying and covering work, 45311000 Electrical wiring and fitting work, 45210000 Building construction 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

Estimated value excluding VAT:

Range: between 750 000,00 and 2 000 000,00 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

Start 29.10.2012. Completion 25.10.2013

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 require bonds, deposits, guarantees or other forms of undertaking or security to secure proper contractual performance.

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

Details will be set out in the contract 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 contract 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 or to require a consortium to form a legal entity before entering into the contract. The Contracting Authority may require parent company guarantees and/or performance bonds as applicable to be entered into by involved economic operators.

III.1.4. Contract performance conditions

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

Description of particular conditions: Details will be set out in the contract documentation.

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: Conditions for participation in the completion are set out in detail in the information memorandum and Pre-Qualification Questionnaire and which are available from the email address in Section 1.1.

III.2.2. Economic and financial ability

List and brief description of conditions: The information and documentation required is set out in the PQQ which can be obtained from the Contracting Authority's address in section 1.1. The Contracting Authority need not consider any request to participate unless it is accompanied by the completed PQQ.

Minimum level(s) of standards possibly required: The information and documentation required is set out in the Pre-Qualification Questionnaire and information Memorandum and available from the contract point referred to above. In particular and without prejudice to the generality of the foregoing, the following minimum average annual turnover is required for each of the last three financial years: £1,000,000 GBP.

III.2.3. Technical and professional ability

List and brief description of conditions:

The information and documentation required is set out in the Pre-Qualification Questionnaire and Information Memorandum and available from the contact point above.

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

Restricted

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

Envisaged minimum number 8: and Maximum number 9

Objective criteria for choosing the limited number of candidates: Number of operators invited to tender will include 8 number plus any ties.

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

Time limit for receipt of requests for documents or for accessing documents: 6.8.2012 - 16:00

Payable documents: no

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

6.8.2012 - 16:00

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

The cost of responding to the Pre-Qualification Questionnaire and any subsequent Invitation to Tender and participation in the procurement process generally will be borne solely by each economic operator participating. An Information Memorandum and Pre-Qualification Questionnaire is available from the contact point referred to in Section 1 above.

Economic operators should note that the Contracting Authorities reserve the right to cancel this procurement process at any stage and not to award and contract. If the Contracting Authorities decide to enter into a contract with the successful participant this does not mean that there is any guarantee of subsequent contracts being awarded. Any expenditure, work or effort undertaken prior to the contract award is at the sole risk of risk of the economic operator participating in this procurement process.

All discussion and correspondence will be deemed strictly 'subject to contract' until a formal contract is entered into. The formal contract shall not be binding until it has been signed and dated by the duly authorised representatives of the parties.

VI.4. Procedures for review

VI.4.1. Review body

Official name: High Court of Justice (Northern Ireland)

Postal address: Chichester Street

Town: Belfast

Postal code: BT1 3JF

Country: United Kingdom

E-mail: adminoffice@courtni.gov.uk

Telephone: +44 2890350485

Fax: +44 2890350485

Internet address: <http://www.courtni.gov.uk>

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

13.6.2012