

UK-Edinburgh: repair and maintenance services of building installations

OJ S 121/2012 27/06/2012

Contract notice

Works

Directive 2004/18/EC

Section I: Contracting authority

I.1. Name and addresses

Official name: Trust Housing Association Ltd.

Postal address: 12 New Mart Road

Town: Edinburgh

Postal code: EH14 1RL

Country: United Kingdom

For the attention of: David McIndoe

Telephone: +44 1314441200

Internet address(es):Address of the buyer profile: http://www.publiccontractsscotland.gov.uk/search/Search_AuthProfile.aspx?ID=AA13703**Additional information can be obtained from:**

Official name: Ewing Somerville Partnership Ltd.

Postal address: 40 Speirs Wharf

Town: Glasgow

Postal code: G4 9TH

Country: United Kingdom

For the attention of: Geraldine McCann

E-mail: gmccann@ewing-somerville.com

Telephone: +44 1413533531

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

Official name: Ewing Somerville Partnership Ltd.

Postal address: 40 Speirs Wharf

Town: Glasgow

Postal code: G4 9TH

Country: United Kingdom

For the attention of: Geraldine McCann

E-mail: gmccann@ewing-somerville.com

Telephone: +44 1413533531

Fax: +44 1413531155

Tenders or requests to participate must be submitted: Official name: Ewing Somerville Partnership Ltd.

Postal address: 40 Speirs Wharf

Town: Glasgow

Postal code: G4 9TH

Country: United Kingdom

For the attention of: Geraldine McCann

E-mail: gmccann@ewing-somerville.com

Telephone: +44 1413533531

Fax: +44 1413531155

I.2. Type of the contracting authority

Other: Housing Association

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: yes

Official name: Bield Housing and Care

Official name: Hanover (Scotland) Housing Association

Section II: Object of the contract

II.1. Description

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

Framework Agreement: Day to Day Responsive Repairs, Void Property etc Works.

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

Works

Execution

Main site or place of performance: Scotland.

NUTS code UKM Scotland

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 a single operator

Duration of the framework agreement

Duration in years: 4

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

Trust, Bield and Hanover (Scotland) Housing Associations intend to enter into a Framework Agreement for the provision of Day to Day responsive repairs, void property works, package repairs, maintenance and or improvement works, out of hours emergency works and IT interface requirements. The Works are to be divided into three Lots, East, North and Central Scotland and one contractor will be appointed to each Lot. The Associations are not for profit housing providers and are registered social landlords based in Scotland. The three housing associations have housing stock in several areas of Scotland. The Associations specialise in the provision of housing for older people and also provide mainstream residential housing. A small number of Care Homes may also be included within the contract.

The three Associations have already entered into a successful joint procurement for the Day to Day etc works to their properties in the west of Scotland and now wish to enter into a similar arrangement for their properties in the rest of Scotland. Further information on the Framework requirements is given in the Pre Qualification Questionnaire.

NOTE: To register your interest in this notice and obtain any additional information please visit the Public Contracts Scotland Web Site at http://www.publiccontractsscotland.gov.uk/Search/Search_Switch.aspx?ID=226673.

The awarding authority has indicated that it will accept electronic responses to this notice via a 'Tender Submission Postbox' facility. Further details of this facility are available at http://www.publiccontractsscotland.gov.uk/PostBox/Postbox_Explain.aspx?ID=226673.

Suppliers are advised to allow adequate time for uploading documents and to dispatch the electronic response well in advance of the closing time to avoid any last minute problems. The postbox closes precisely at the time stated.

II.1.6. CPV code(s)

50700000 Repair and maintenance services of building installations, 50710000 Repair and maintenance services of electrical and mechanical building installations

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

The approximate total number of properties involved in all three contracts is 2 425. The estimated annual spend over all three areas is in the region of 1 193 000,00 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: Day to Day Responsive Repairs and Void etc Works, Various Addresses, Eastern Scotland

1) Short description

Provision of day to day responsive repairs including void property works, package repairs, maintenance and or improvement works, out of hour emergency works and IT interface systems to Bield, Trust and Hanover (Scotland) Housing Associations properties in their housing schemes in Eastern Scotland.

2) CPV code(s)

50700000 Repair and maintenance services of building installations, 50710000 Repair and maintenance services of electrical and mechanical building installations

3) Quantity or scope

The approximate number of properties involved in this contract will be 1 300, the average annual spend is estimated to be 350 000,00 GB.

4) Indication about different time frame or duration

5) Additional information about lots

It is intended that the start dates for each Lot within the Framework Agreement will be staggered at one month apart. Exact sequencing of the dates has still to be decided.

Lot No: 2

Lot title: Day to Day Responsive Repairs and Void etc Works, Various Addresses, Central Scotland

1) Short description

Provision of day to day responsive repairs including void property works, package repairs, maintenance and or improvement works, out of hours emergency works and IT interface systems to Bield, Trust and Hanover (Scotland) Housing Associations properties in their housing schemes in Central Scotland.

2) CPV code(s)

50700000 Repair and maintenance services of building installations, 50710000 Repair and maintenance services of electrical and mechanical building installations

3) Quantity or scope

The approximate number of properties involved in the contract is 1800 and the estimated annual turnover is in the region of 590 000,00 GBP.

4) Indication about different time frame or duration

5) Additional information about lots

It is intended that the start dates for each Lot within the Framework Agreement will be staggered at one month apart. Exact sequencing of the dates has still to be decided.

Lot No: 3

Lot title: Day to Day Responsive Repairs and Void etc Works, Various Addresses, Northern Scotland

1) Short description

Provision of day to day responsive repairs including void property works, package repairs, maintenance and or improvement works, out of hour emergency works and IT interface systems to Bield, Trust and Hanover (Scotland) Housing Associations properties in their housing schemes in Northern Scotland.

2) CPV code(s)

50700000 Repair and maintenance services of building installations, 50710000 Repair and maintenance services of electrical and mechanical building installations

3) Quantity or scope

The approximate number of properties included in this contract will be 1 050 The estimated expenditure on an annual basis is in the region of 252 000,00 GBP.

4) Indication about different time frame or duration

5) Additional information about lots

It is intended that the start dates for each Lot within the Framework Agreement will be staggered at one month apart. Exact sequencing of the dates has still to be decided.

Section III: Legal, economic, financial and technical information

III.1. Conditions related to the contract

III.1.1. Deposits and guarantees required

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

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

Consortiums must form a legal entity.

III.1.4. Contract performance conditions

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

Description of particular conditions: Further information is contained within the Pre Qualification Questionnaire.

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: (1) All candidates will be required to produce a certificate or declaration demonstrating that they are not bankrupt or the subject of an administration order, are not being wound-up, have not granted a trust deed, are not the subject of a petition presented for sequestration of their estate, have not had a receiver, manager or administrator appointed and are not otherwise apparently insolvent.

(2) All candidates will be required to produce a certificate or declaration demonstrating that the candidate, their directors, or any other person who has powers of representation, decision or control of the candidate has not been convicted of conspiracy, corruption, bribery, or money laundering. Failure to provide such a declaration will result in the candidate being declared ineligible and they will not be selected to participate in this procurement process.

(3) All candidates will be required to produce a certificate or declaration demonstrating that they have not been convicted of a criminal offence relating to the conduct of their business or profession.

(4) All candidates will be required to produce a certificate or declaration demonstrating that they have not committed an act of grave misconduct in the course of their business or profession.

(5) All candidates must comply with the requirements of the State in which they are established, regarding registration on the professional or trade register.

(6) Any candidate found to be guilty of serious misrepresentation in providing any information required, may be declared ineligible and not selected to continue with this procurement process.

(7) All candidates will have to demonstrate that they are licensed, or a member of the relevant organisation, in the State where they are established, when the law of that State prohibits the provision of the services, described in this notice, by a person who is not so licensed or who is not a member of the relevant organisation.

(8) All candidates will be required to produce a certificate or declaration demonstrating that they have fulfilled obligations relating to the payment of social security contributions under the law of any part of the United Kingdom or of the relevant State in which the candidate is established

(9) All candidates will be required to produce a certificate or declaration demonstrating that they have fulfilled obligations relating to the payment of taxes under the law of any part of the United Kingdom or of the relevant State in which the economic operator is established. Further requirements are included within the Pre Qualification Questionnaire.

III.2.2. Economic and financial ability

List and brief description of conditions: (1) All candidates will be required to provide a reference from their bank.

(2) All candidates will be required to provide a statement, covering the 3 previous financial years including the overall turnover of the candidate and the turnover in respect of the activities which are of a similar type to the subject matter of this notice.

(3) All candidates will be required to provide statements of accounts or extracts from those accounts relating to their business.

Further Requirements are included within the Pre Qualification Questionnaire.

Minimum level(s) of standards possibly required: Further Requirements are included within the Pre Qualification Questionnaire.

III.2.3. Technical and professional ability

List and brief description of conditions:

(1) A statement of the candidate's average annual number of staff and managerial staff over the previous 3 years.

(2) Details of the educational and professional qualifications of their managerial staff; and those of the person(s) who would be responsible for providing the services or carrying out the work or works under the contract.

(3) A statement of the principal goods sold or services provided by the supplier or the services provider in the past 3 years, detailing the dates on which the goods were sold or the services provided; the consideration received; the identity of the person to whom the goods were sold or the services were provided.

(4) An indication of the proportion of the contract which the services provider intends possibly to subcontract.

(5) A statement of the tools, plant or technical equipment available to the service provider or contractor for carrying out the contract.

(6) A list of works carried out over the past 5 years, detailing the value of the consideration received; when and where the work or works were carried out; and whether they were carried out according to the rules of the trade or profession and properly completed.

Further requirements are included within the Pre Qualification Questionnaire.

Minimum level(s) of standards possibly required:

Further requirements are included within the Pre Qualification Questionnaire.

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

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 15: and Maximum number 21

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

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

24.7.2012 - 12:00

IV.3.5. Estimated date of dispatch of invitations to tender or to participate to selected candidates

20.8.2012

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

VI.2. Information about European Union funds

VI.3. Additional information

The Associations may also wish to include stock owned by other housing care organisations such as Abbeyfield in situations where they have taken over a responsibility for the maintenance of these organisations building stock.

The Framework Agreement will be open to other RSLs to join with the joint agreement of Trust, Bield and Hanover (Scotland) Housing Associations. At this stage no other parties exist, and contractors should complete the PQQ on this basis.

(SC Ref:226673).

VI.4. Procedures for review

VI.4.1. Review body

VI.4.2. Review procedure

Precise information on deadline(s) for review procedures: An economic operator that suffers, or risks suffering, loss or damage attributable to a breach of duty under the Public Contracts (Scotland) Regulations 2006 (SSI 2006/1) (as amended) may bring proceedings in the Sheriff Court or the Court of Session.

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

VI.5. Date of dispatch of this notice

22.6.2012