

**UK-Winsford: Repair and maintenance services of building installations**

OJ S 119/2013 21/06/2013

Contract notice

Services

Directive 2004/18/EC

**Section I: Contracting authority**

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**I.1. Name and addresses**

Official name: The Police and Crime Commissioner for Cheshire

Postal address: Strategic Procurement Unit, Headquarters, Clemonds Hey, Oakmere Road

Town: Winsford

Postal code: CW7 2UA

Country: United Kingdom

For the attention of: Helen Elliott

E-mail: [helen.elliott@cheshire.pnn.police.uk](mailto:helen.elliott@cheshire.pnn.police.uk)

Telephone: +44 1606362063

**Internet address(es):**General address of the contracting authority: [www.cheshire.police.uk](http://www.cheshire.police.uk)Address of the buyer profile: [www.bluelight.gov.uk](http://www.bluelight.gov.uk)**Additional information can be obtained from:**

Official name: The Police and Crime Commissioner for Cheshire

Postal address: Economic operators wishing to Express Interest and obtain the Pre-Qualification Questionnaire document, should go to [www.bluelight.gov.uk](http://www.bluelight.gov.uk) and click on new opportunities which is within the Supplier Area box on the left of the screen. On the next screen enter 8NWEZF in the box labelled "contains" then click search. Click on the blue link for the contract title to view the opportunity. To express interest you will need to login. If you are not already registered on [www.bluelight.gov.uk](http://www.bluelight.gov.uk), you will need to return to the home page and click on the "Register Company" link in the Supplier Area box on the left. Registration is free of charge and your user name and password will be emailed to you.

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

Official name: The Police and Crime Commissioner for Cheshire

Postal address: Economic operators wishing to Express Interest and obtain the Pre-Qualification Questionnaire document, should go to [www.bluelight.gov.uk](http://www.bluelight.gov.uk) and click on new opportunities which is within the Supplier Area box on the left of the screen. On the next screen enter 8NWEZF in the box labelled "contains" then click search. Click on the blue link for the contract title to view the opportunity. To express interest you will need to login. If you are not already registered on [www.bluelight.gov.uk](http://www.bluelight.gov.uk), you will need to return to the home page and click on the "Register Company" link in the Supplier Area box on the left. Registration is free of charge and your user name and password will be emailed to you.

**Tenders or requests to participate must be submitted:** Official name: The Police and Crime Commissioner for Cheshire

Postal address: Economic operators wishing to Express Interest and obtain the Pre-Qualification Questionnaire document, should go to [www.bluelight.gov.uk](http://www.bluelight.gov.uk) and click on new opportunities which is within the Supplier Area box on the left of the screen. On the next screen enter 8NWEZF in the box labelled "contains" then click search. Click on the blue link for the contract title to view the opportunity. To express interest you will need to login. If you

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

Body governed by public law

**I.3. Main activity**

Public order and safety

**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**

General Building Maintenance Services - CPA/SPU/138

**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: Various locations within the Police and Crime Commissioner for Cheshire and Cheshire Constabulary area.

NUTS code UKD2 Cheshire

**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)**

The Police & Crime Commissioner for Cheshire is seeking a suitably qualified and experienced lead contractor to provide General Building Maintenance Services. Contractors will be required to provide improvement work, planned maintenance and repairs which could be on a routine or call-out basis.

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

50700000 Repair and maintenance services of building installations, 45400000 Building completion 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**

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

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

The Police & Crime Commissioner for Cheshire is seeking a lead contractor to provide General Building Maintenance Services, covering reactive maintenance/repairs, improvement

works & planned maintenance at the PCC's premises.

Contractors will be required to provide improvement works & planned maintenance, repairs which could be on a routine or call-out basis. The improvement works & planned maintenance work will not exceed £50k value per job and will be called off as and when required.

A Pre-Qualification Questionnaire will be used as the first stage in a tender process to establish a Measured Term Contract (MTC). The MTC will be awarded to a single contractor covering the Cheshire Constabulary policing area. The intention is for the contract to be operated on a National Schedule of Rates – Building Works basis, for all works over £300. For works below £300 jobs will be priced against an hourly trade rate plus materials plus on costs. The Police & Crime Commissioner for Cheshire is seeking a suitably qualified and experienced lead contractor. The PCC will not consider bids for individual work or service types however a sub-contracting approach will be considered, subject to the tenderer providing satisfactory evidence of performance control arrangements and suitably qualified/experienced staff. The PCC acknowledges that certain specialist works/services may need to be sub-contracted.

The reactive maintenance items are those which comprise day to day emergency repairs together with short term items to rectify immediate problems, for example but not limited to, patch repairs to flat & pitched roofs, rainwater goods repairs, brickwork repairs, plaster repairs, joinery & ironmongery repairs, painting and decorating, floor coverings, glazing repairs and paving & fencing repairs. Small plumbing works such as drainage and H+CW connections repairs. It will also include the provision of scaffolding if required.

Planned maintenance works could comprise of internal & external redecorations, new floor coverings, office & toilet refurbishments, large scale window renewals, replacement of flat & pitched roof coverings, etc.

Improvement Works typically comprises of office refurbishment, DDA improvement works, minor alterations & builders work.

Capital and/or ad-hoc new work jobs will not exceed £50k value per job and will be called off as and when required

Contractors will be required to provide a 24/7/365(366) service. The contractor must be able to offer a reactive maintenance and repair service with a maximum response of 2 hours for emergency works as well as response times of 4hours, 24hours and 48hours for works designated as requiring completion within those response times.

Approximate anticipated value of work to be carried out per annum. These are indicative values to enable contractors to assess whether the volume of work likely to be required under the contract is within their capacities and capabilities and/or meets their new business model.

Reactive Maintenance £60k

Planned Maintenance £80k

Improvement Works £40k

Capital Works £250k

The contract will be for an initial period of 3 years, with two optional extensions of one year.

The initial period is likely to be 1 January 2014 – 31 December 2016.

The value range (in II.2.1) reflects the potential expenditure on reactive maintenance and repairs, improvement works, planned maintenance and capital works during the maximum contract period.

Estimated value excluding VAT:

Range: between 500 000 and 2 150 000 GBP

## **II.2.2. Information about options**

Options: no

### **II.2.3. Information about renewals**

#### **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**

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

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

A parent company guarantee will be required (if applicable).

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

Terms concerning financing and payment will be set out in the invitation to tender.

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

Joint and several liability.

#### **III.1.4. Contract performance conditions**

The performance of the contract is subject to particular conditions: no

### **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: Any supplier may be disqualified who:

- (a) is bankrupt or is being wound up, where his affairs are being administered by the court, where he has entered into an arrangement with creditors, where he has suspended business activities or is in any analogous situation arising from a similar procedure under national laws and regulations;
- (b) is the subject of proceedings for a declaration of bankruptcy, for an order compulsory winding up the administration by the court or of an arrangement with creditors or of any other similar proceedings under national laws and regulations;
- (c) has been convicted by a judgment which has the force of res judicata in accordance with the legal provisions of the country of any offence concerning his professional conduct;
- (d) has been guilty of grave professional misconduct proven by any means which the contract authorities can demonstrate;
- (e) has not fulfilled obligations relating to the payment of social security contributions in accordance with the legal provisions of the country in which he is established or with those of the country of the contracting authority;
- (f) has not fulfilled obligations relating to the payment of taxes in accordance with the legal provisions of the country in which he is established or with those of the country of the contracting authority;
- (g) is guilty of serious misrepresentation in supplying the information required under this Section or has not supplied such information;
- (h) has been the subject of a conviction for participation in a criminal organization, as defined in Article 2(1) of Council Joint Action 98/733/JHA;
- (i) has been the subject of a conviction for corruption, as defined in Article 3 of the Council Act of 26 May 1972 and Article 3(1) of Council Joint Action 98/742/JHA3 respectively;
- (j) has been the subject of a conviction for fraud within the meaning of Article 1 of the

Convention relating to the protection of the financial interests of the European Communities;  
(k) has been the subject of a conviction for money laundering, as defined in Article 1 of Council Directive 91/308/EEC of 10 June 1991 on prevention of the use of the financial system for the purpose of money laundering.

Information and formalities necessary for evaluating if requirements are met:

As set out in the pre-qualification questionnaire and available from the address in Section I.1.

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

List and brief description of conditions: (a) appropriate statements from banks or, where appropriate, evidence of relevant professional risk indemnity insurance;

(b) the presentation of balance-sheets or extracts from the balance-sheets, where publication of the balance-sheet is required under the law of the country in which the economic operator is established;

(c) a statement of the undertaking's overall turnover and, where appropriate, of turnover in the area covered by the contract for a maximum of the last three financial years available, depending on the date on which the undertaking was set up or the economic operator started trading, as far as the information of these turnovers is available.

Information and formalities necessary for evaluating if requirements are met:

As set out in the pre-qualification questionnaire and available from the address in Section I.1.

Minimum level(s) of standards possibly required: As set out in the pre-qualification questionnaire.

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

List and brief description of conditions:

(b) a list of the principal deliveries effected or the main services provided in the past three years, with the sums, dates and recipients, whether public or private, involved. Evidence of delivery and services provided shall be given: - where the recipient was a contracting authority, in the form of certificates issued or countersigned by the competent authority, - where the recipient was a private purchaser, by the purchaser's certification or, failing this, simply by a declaration by the economic operator;

(c) an indication of the technicians or technical bodies involved, whether or not belonging directly to the economic operator's undertaking, especially those responsible for quality control and, in the case of public works contracts, those upon whom the contractor can call in order to carry out the work;

(d) a description of the technical facilities and measures used by the supplier or service provider for ensuring quality and the undertaking's study and research facilities;

(f) the educational and professional qualifications of the service provider or contractor and/or those of the undertaking's managerial staff and, in particular, those of the person or persons responsible for providing the services or managing the work;

(g) for public works contracts and public services contracts, and only in appropriate cases, an indication of the environmental management measures that the economic operator will be able to apply when performing the contract;

(i) a statement of the tools, plant or technical equipment available to the service provider or contractor for carrying out the contracts;

(j) an indication of the proportion of the contract which the services provider intends possibly to subcontract;

Information and formalities necessary for evaluating if requirements are met:

As set out in the pre-qualification questionnaire and available from the address in Section I.1.

Minimum level(s) of standards possibly required:

As set out in 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**

Execution of the service is reserved to a particular profession: no

##### **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: 5

Objective criteria for choosing the limited number of candidates: As set out in the pre-qualification questionnaire. The 5 economic operators with the highest score from the pre-qualification questionnaire will be invited to tender. In the event of tied scores, ranking will be determined by ordering linked to the highest score for Section 3.1. Should this still result in tied scores, the process will be repeated with Section 3.2 and finally Section 3.3 as required.

##### **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**

CPA/SPU/138

##### **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: 21.7.2013 - 17:00

Payable documents: no

##### **IV.3.4.**

**Time limit for receipt of tenders or requests to participate**

26.7.2013 - 11:00

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

28.8.2013

**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**

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**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**

19.6.2013