

UK-Belfast: Fire-alarm system installation work
OJ S 122/2013 26/06/2013
Contract notice
Services

Directive 2004/18/EC

Section I: Contracting authority

I.1. Name and addresses

Official name: Abacus Housing Consortium
Postal address: c/o Oaklee Homes Group, Leslie Morrell House, 37-41 May Street
Town: Belfast
Postal code: BT1 4DN
Country: United Kingdom
For the attention of: Michael Ferguson
E-mail: contracts@oaklee.org.uk
Telephone: +44 2890441398

Internet address(es):

General address of the contracting authority: www.oaklee.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: yes

Official name: Clanmil Housing Association

Postal address: Northern Whig House

Town: Belfast

Postal code: BT1 2DX

Country: United Kingdom

Official name: Ulidia Housing Association

Postal address: 20 Derryvolgie Avenue

Town: Belfast

Postal code: BT9 6FN

Country: United Kingdom

Official name: South Ulster Housing Association

Postal address: 20-22 Carleton St.

Town: Portadown

Postal code: BT62 3EN

Country: United Kingdom

Official name: Connswater Homes
Postal address: 157 Upper Newtownards Rd
Town: Belfast
Postal code: BT4 3HX
Country: United Kingdom
Official name: Open Door Housing Association
Postal address: 14 Commercial Court
Town: Belfast
Postal code: BT1 2NB
Country: United Kingdom
Official name: Abbeyfield and Wesley Housing Association
Postal address: 21 Glassillan Grove, Greenisland
Town: Carrickfergus
Postal code: BT38 8TE
Country: United Kingdom
Official name: Hearth Housing
Postal address: 66 Donegall Pass
Town: Belfast
Postal code: BT7 1BU
Country: United Kingdom
Official name: Oaklee Homes Group
Postal address: 37-41 May Street
Town: Belfast
Postal code: BT1 4DN
Country: United Kingdom

Section II: Object of the contract

II.1. Description

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

The provision of maintenance, service and 24 hour response for Fire Alarms, Fire Fighting Equipment and Emergency Lighting.

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: Northern Ireland

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)

The Contracting Authority will act as a central purchasing body and wishes to jointly procure a Fire Alarm, Emergency Lighting and Fire Fighting Equipment Service, Maintenance and 24 hour, 365 day a year Response contract on behalf of the following Member Housing Associations (and their statutory successors and organisations created as a result of re-organisation or organisational changes);
— Oaklee Homes Group

- Clanmil Housing
- Ulidia Housing
- Connswater Homes
- Abbeyfield and Wesley Housing Association
- South Ulster Housing Association
- Open Door
- Hearth Housing
- Any other member of the Abacus Housing Consortium who wishes to avail of the Services during the duration of the Contract.

The duration of the Contract is 4 years.

The Services are to include but will not be exclusive to the periodic inspection, servicing and maintenance of the fire detection and alarm equipment and emergency lighting equipment by completion of cyclical planned preventative service visits to each building listed in the Schedules. The inspection visits will include the testing of all smoke and heat detectors, sounders, magnetic hold open devices, flashing beacons, system interlocks, correct operation of the fire panel and dialler units where fitted, emergency lights, central battery systems, power supplies, disabled refuse systems, smoke extraction and ventilation systems, portable and fixed fire fighting equipment. All testing will be carried out to the relevant BS standards.

II.1.6. CPV code(s)

45312100 Fire-alarm system installation work, 31682510 Emergency power systems, 50413200 Repair and maintenance services of firefighting equipment, 45310000 Electrical installation 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

The Contracting Authority will act as a central purchasing body and wishes to jointly procure a Fire Alarm, Emergency Lighting and Fire Fighting Equipment Service, Maintenance and 24 hour, 365 day a year Response contract on behalf of the following Member Housing Associations (and their statutory successors and organisations created as a result of re-organisation or organisational changes);

- Oaklee Homes Group
 - Clanmil Housing
 - Ulidia Housing
 - Connswater Homes
 - Abbeyfield and Wesley Housing Association
 - South Ulster Housing Association
 - Open Door
 - Hearth Housing
 - Any other member of the Abacus Housing Consortium who wishes to avail of the Services during the duration of the Contract.
- The duration of the Contract is 4 years.

The Services are to include but will not be exclusive to the periodic inspection, servicing and maintenance of the fire detection and alarm equipment and emergency lighting equipment by completion of cyclical planned preventative service visits to each building listed in the Schedules [recommend a more precise cross reference: which exact schedules in which exact documents]. The inspection visits will include the testing of all smoke and heat detectors, sounders, magnetic hold open devices, flashing beacons, system interlocks, correct operation of the fire panel and dialler units where fitted, emergency lights, central battery systems, power supplies, disabled refuse systems, smoke extraction and ventilation systems, portable and fixed fire fighting equipment. All testing will be carried out to the relevant BS standards. Estimated value excluding VAT: 1 000 000 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: 48 (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

The Contracting Authority may require guarantees or other security acceptable to the Contracting Authority from tenderers.

To be detailed in the Invitation to Tender.

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

To be detailed 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

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.

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: Under this procurement the contractor is required to participate in fulfilling governmental obligations regarding the promotion of equality of opportunity and sustainable development.

III.2.2. Economic and financial ability

List and brief description of conditions: The requirements will be consistent with those permitted under Directive 2004/18/EC and will be detailed in the Memorandum of Information and Pre-qualification Questionnaire.

Minimum level(s) of standards possibly required: The requirements will be consistent with those permitted under Directive 2004/18/EC and will be detailed in the Memorandum of Information and Pre-qualification Questionnaire.

III.2.3. Technical and professional ability

List and brief description of conditions:

The requirements will be consistent with those permitted under Directive 2004/18/EC and will be detailed in the Memorandum of Information and Pre-qualification Questionnaire.

Minimum level(s) of standards possibly required:

The requirements will be consistent with those permitted under Directive 2004/18/EC and will be detailed in the Memorandum of Information and 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

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 number of candidates: 6

Objective criteria for choosing the limited number of candidates: In accordance with Regulation 16, the minimum number of economic operators shall not be less than 5. The envisaged number of operators is currently 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

Fire Alarm Maintenance Contract PF12-010.

IV.3.2. Previous publication concerning this procedure

no

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

29.7.2013 - 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

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

Participating in this tender competition. The cost of responding to the pre-qualification questionnaire package (PQQP) and any subsequent invitation to tender and participation in the procurement process generally will be borne solely by each economic operator participating. A Memorandum of Information and pre-qualification questionnaire package (PQQP) is available in respect of the project referred to in Section I above. Economic operators should note that the Contracting Authority reserves the right to cancel this procurement process at any stage.

Any expenditure, work or effort undertaken prior to the contract award is at the sole 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 authorized representatives of the parties. Any date given in Section IV above is a best estimate at the time of despatch. The Contracting Authority reserves the right to extend any such date within the scope of the applicable procurement regulations.

Further to Section IV.1.2 above, and for the avoidance of doubt the number of Economic Operators who will be invited to tender will be restricted to [6] Economic Operators per Lot.

VI.4. Procedures for review

VI.4.1. Review body

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 contract award is communicated to

tenderers. The notification will provide full information on the award decision. The standstill period, which will be for 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 (SI 2006 No. 5) (as amended) 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

VI.5. Date of dispatch of this notice

24.6.2013