

**United Kingdom-St Albans: Repair and maintenance services of building installations**

OJ S 96/2018 23/05/2018

Contract notice

Works

**Legal Basis:**

Directive 2014/24/EU

**Section I: Contracting authority**

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**I.1. Name and addresses**

Official name: St Albans City and District Council

Postal address: Civic Centre, St Peters Street

Town: St Albans

NUTS code: UKH23 Hertfordshire

Postal code: AL1 3LJE

Country: United Kingdom

Contact person: Clyde Green

E-mail: [procurement@stalbans.gov.uk](mailto:procurement@stalbans.gov.uk)

Telephone: +44 1727866100

Fax: +44 1727819349

**Internet address(es):**Main address: <http://www.stalbans.gov.uk/>Address of the buyer profile: <http://www.supplyhertfordshire.uk/stalbans.php>**I.3. Communication**

The procurement documents are available for unrestricted and full direct access, free of charge, at: <http://www.supplyhertfordshire.uk/stalbans.php>

Additional information can be obtained from the abovementioned address

Tenders or requests to participate must be submitted electronically via: <http://www.supplyhertfordshire.uk/stalbans.php>

Tenders or requests to participate must be submitted to the abovementioned address

**I.4. Type of the contracting authority**

Regional or local authority

**I.5. Main activity**

General public services

**Section II: Object**

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**II.1. Scope of the procurement****II.1.1. Title**

SADC Housing Responsive Repairs and Planned Maintenance 2018

Reference number: SADC Housing Repairs and Maintenance 2018

**II.1.2. Main CPV code**

50700000 Repair and maintenance services of building installations

**II.1.3.**

## **Type of contract**

Works

### **II.1.4. Short description**

St Albans City and District Council is procuring the provision of a Housing Responsive Repairs and Planned Maintenance Contract. This contract is for the future delivery of Repairs, Voids and Planned Works that will allow the Council to deliver the most efficient and effective service based on the objectives identified.

### **II.1.5. Estimated total value**

Value excluding VAT: 90 000 000,00 GBP

### **II.1.6. Information about lots**

This contract is divided into lots: no

## **II.2. Description**

### **II.2.2. Additional CPV code(s)**

50700000 Repair and maintenance services of building installations, 45261200 Roof-covering and roof-painting work, 45421100 Installation of doors and windows and related components, 50712000 Repair and maintenance services of mechanical building installations, 45453100 Refurbishment work, 45261000 Erection and related works of roof frames and coverings, 45440000 Painting and glazing work, 45330000 Plumbing and sanitary works, 45232451 Drainage and surface works, 50000000 Repair and maintenance services, 45421130 Installation of doors and windows, 45421151 Installation of fitted kitchens, 45320000 Insulation work, 45310000 Electrical installation work, 45232452 Drainage works, 51700000 Installation services of fire protection equipment, 50711000 Repair and maintenance services of electrical building installations, 50720000 Repair and maintenance services of central heating, 45300000 Building installation work, 45453000 Overhaul and refurbishment work, 45442110 Painting work of buildings, 50710000 Repair and maintenance services of electrical and mechanical building installations, 45111240 Ground-drainage work, 44163112 Drainage system, 45343000 Fire-prevention installation works, 45262660 Asbestos-removal work, 45340000 Fencing, railing and safety equipment installation work

### **II.2.3. Place of performance**

NUTS code: UKH23 Hertfordshire

Main site or place of performance: St Albans.

### **II.2.4. Description of the procurement**

St Albans City and District Council is procuring the provision of a Housing Responsive Repairs and Planned Maintenance Contract. This is being let for a 5 year period with optional extension periods of up to 5 years each. With a maximum contract length of 15 years. The Responsive Repairs service comprises responsive repairs and maintenance and void works to the Council's housing stock. The Council is utilising a Price per Property (PPP) and Price per Void (PPV) model. Other areas i.e. communal areas, blocks and commercial property and any agreed exclusions from the PPP/PPV models will be priced through a Schedule of Rates. The Planned Maintenance Service consists of a number of optional areas. For these options the Council retains discretion on whether to include these at the beginning of the contract, at any point after the contract has commenced, or not to include. These optional areas are as follows: Kitchens, Bathrooms, Roofing, Windows and doors, external decorations, external pointing, Disability Facility Grants Works, Ad Hoc Planned Works, Gas Servicing and Breakdown, Electrical Servicing and Breakdown, Fire Safety Works, asbestos and Corporate Property.

Draft specifications setting out the Council's requirements in more detail are available as part of the Selection Questionnaire documentation.

**II.2.5. Award criteria**

Price is not the only award criterion and all criteria are stated only in the procurement documents

**II.2.6. Estimated value**

Value excluding VAT: 90 000 000,00 GBP

**II.2.7. Duration of the contract, framework agreement or dynamic purchasing system**

Duration in months: 180

This contract is subject to renewal: no

**II.2.9. Information about the limits on the number of candidates to be invited**

Envisaged number of candidates: 6

**II.2.10. Information about variants**

Variants will be accepted: no

**II.2.11. Information about options**

Options: yes

Description of options:

The duration of the contract is 5 years plus up to 2 further optional extension periods of 5 years. The Planned Maintenance Service consists of a number of optional areas. For these options the Council retains discretion on whether to include these at the beginning of the contract, at any point after the contract has commenced, or not to include. These optional areas are as follows: Kitchens, Bathrooms, Roofing, Windows and doors, external decorations, external pointing, Disability Facility Grants Works, Ad Hoc Planned Works, Gas Servicing and Breakdown, Electrical Servicing and Breakdown, Fire Safety Works, asbestos and Corporate Property.

**II.2.13. Information about European Union funds**

The procurement is related to a project and/or programme financed by European Union funds: yes

Identification of the project:

**II.2.14. Additional information**

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

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**III.1. Conditions for participation**

**III.1.1. Suitability to pursue the professional activity, including requirements relating to enrolment on professional or trade registers**

List and brief description of conditions:

The suitability criteria are set out in the Selection Questionnaire ("SQ") and instructions which can be obtained from the website address in Section I.1.

**III.1.2. Economic and financial standing**

Selection criteria as stated in the procurement documents

**III.1.3. Technical and professional ability**

Selection criteria as stated in the procurement documents

## Section IV: Procedure

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### IV.1. Description

#### IV.1.1. Type of procedure

Competitive procedure with negotiation

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

#### IV.1.4. Information about reduction of the number of solutions or tenders during negotiation or dialogue

Recourse to staged procedure to gradually reduce the number of solutions to be discussed or tenders to be negotiated

#### IV.1.5. Information about negotiation

The contracting authority reserves the right to award the contract on the basis of the initial tenders without conducting negotiations

#### IV.1.8. Information about the Government Procurement Agreement (GPA)

The procurement is covered by the Government Procurement Agreement: yes

### IV.2. Administrative information

#### IV.2.1. Previous publication concerning this procedure

Notice number in the OJ S: [2018/S 038-081990](#)

#### IV.2.2. Time limit for receipt of tenders or requests to participate

Date: 20/06/2018 Local time: 12:00

#### IV.2.3. Estimated date of dispatch of invitations to tender or to participate to selected candidates

Date: 09/07/2018

#### IV.2.4. Languages in which tenders or requests to participate may be submitted

English

#### IV.2.6. Minimum time frame during which the tenderer must maintain the tender

Duration in months: 6 (from the date stated for receipt of tender)

## Section VI: Complementary information

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### VI.1. Information about recurrence

This is a recurrent procurement: no

### VI.2. Information about electronic workflows

Electronic ordering will be used

Electronic invoicing will be accepted

Electronic payment will be used

### VI.3. Additional information

The Contracting Authority considers that this contract may be suitable for economic operators that are Small or Medium Enterprises (SMEs). However, any selection of tenderers will be based solely on the criteria set out for the procurement, and the contract will be awarded on the basis of the Most Economically Advantageous Tender. The Contracting Authority is subject

to the Freedom of Information Act 2000 (as amended) and/or the Environmental Information Regulations 2004 (as amended). All information will be dealt with in accordance with that Act and information to which the Environmental Regulations apply will be dealt with in accordance with those regulations. The Contracting Authority reserves the right not to proceed or not to award a contract for the whole or any part of proposed procurement. Neither the Contracting Authority nor any person on whose behalf of whom this procurement is undertaken is to be liable for any costs incurred by those expressing an interest in this contract. Bidders are advised that the Transfer of Undertakings (Protection of Employment) Regulations 2014 (TUPE) (as amended) may apply to this contract. It is the responsibility of prospective tenderers to take independent advice in order to make their own decision as to the applicability of the Regulations. The contract value of 90 000 000 GBP is the Council's estimate based on the contract running for the full 15 year period and includes indexation throughout the life of the contract and the options listed being taken up. For more information and/or to respond to this opportunity, please visit the Supply Hertfordshire e-Sourcing portal at: <http://www.supplyhertfordshire.uk/>

The Competitive Procedure with Negotiation procedure is justified in accordance with Regulation 26 4a(3) — the contract cannot be awarded without prior negotiation because of specific circumstances related to the nature, the complexity or the legal and financial makeup or because of risks attaching to them. The proposed tender involves a number of changes from the current contract that require negotiation due to their nature, the complexity or the legal and financial makeup. These changes include a new model for SADC that includes development of a dynamic new financial model including consideration of balancing risks and liabilities. It also requires developing an ICT solution with the contractor that facilitates real time sharing of data. It also involves developing a communication solution including call center and interaction between the Council and the Contractor. These outcomes may require negotiation to enable refinement of the model to enable bidders to improve their submissions.

#### **VI.4. Procedures for review**

##### **VI.4.1. Review body**

Official name: The High Court, The Strand  
Postal address: Royal Court of Justice, The Strand  
Town: London  
Postal code: WC2A 2LL  
Country: United Kingdom

##### **VI.4.3. Review procedure**

Precise information on deadline(s) for review procedures:

The Contracting Authority will incorporate a minimum 10 day calendar day standstill period at the point information on the award of the contract is communicated to tenderers. The Public Contracts Regulations 2015 (SI 2015 n° 102) (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 (England, Wales and Northern Ireland). Any such action must be started within 30 days beginning with the date when the aggrieved party first knew or ought to have known that grounds for starting the proceedings had arisen. The Court may extend the time limit for starting proceedings where the Court considers that there is a good reason for doing so but not so as to permit proceedings to be started more than 3 months after that date. Where a contract has not been entered into, the Court may order the setting aside of the award decision or order the Contracting Authority to amend any document and may award damages.

If the contract has been entered into the Court may only award damages or, where the contract award procedures have not been followed correctly, declare the contract to be “ineffective”.

**VI.4.4. Service from which information about the review procedure may be obtained**

Official name: See VI.4.1) Review body of this Notice

Town: St Albans

Country: United Kingdom

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

18/05/2018