

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

OJ S 91/2020 11/05/2020

Contract notice

Services

**Legal Basis:**

Directive 2014/24/EU

**Section I: Contracting authority**

---

**I.1. Name and addresses**

Official name: Barrhead Housing Association

Postal address: 70 Main Street

Town: Barrhead

NUTS code: UKM83 Inverclyde, East Renfrewshire and Renfrewshire

Postal code: G78 1SB

Country: United Kingdom

Contact person: James Ward

E-mail: [jamesw@barrheadha.org](mailto:jamesw@barrheadha.org)

Telephone: +44 1418810638

**Internet address(es):**Main address: <http://www.barrheadha.org>**I.3. Communication**The procurement documents are available for unrestricted and full direct access, free of charge, at: [www.publiccontractsscotland.gov.uk](http://www.publiccontractsscotland.gov.uk)Tenders or requests to participate must be submitted electronically via: [www.publiccontractsscotland.gov.uk](http://www.publiccontractsscotland.gov.uk)

Additional information can be obtained from another address:

Official name: A.D.A Construction Consultants Ltd

National registration number: Pavilion 3, St James Business Park, Linwood Road

Town: Paisley

NUTS code: UKM83 Inverclyde, East Renfrewshire and Renfrewshire

Postal code: PA3 3BB

Country: United Kingdom

Contact person: Alan Shanks

E-mail: [alan.shanks@ada-cc.co.uk](mailto:alan.shanks@ada-cc.co.uk)

Telephone: +44 1418160184

**Internet address(es):**Main address: [www.publiccontractsscotland.gov.uk](http://www.publiccontractsscotland.gov.uk)Electronic communication requires the use of tools and devices that are not generally available. Unrestricted and full direct access to these tools and devices is possible, free of charge, at: [www.publiccontractsscotland.gov.uk](http://www.publiccontractsscotland.gov.uk)**I.4. Type of the contracting authority**

Other type: Registered Social Landlord

**I.5. Main activity**

Housing and community amenities

## Section II: Object

---

### II.1. Scope of the procurement

#### II.1.1. Title

Barrhead Housing Association — Responsive Repairs and Void Property Works Contract 2020-2022

#### II.1.2. Main CPV code

50700000 Repair and maintenance services of building installations

#### II.1.3. Type of contract

Services

#### II.1.4. Short description

Barrhead Housing Association are seeking to establish a contract for the provision of responsive repair and voids property works maintenance services with a suitably experienced and qualified service provider. It is envisaged that the contract will commence not later than Monday 3 August 2020 and will operate for a maximum of 2 years (with the option of annual 12 month extensions up to a maximum of a further 3 years) and will be delivered throughout East Renfrewshire. The estimated value of the 2-year contract is GBP 782 550 and the estimated annual value of each 12 month optional extension is GBP 391 275. The total estimated value for the potential five year length of the contract is GBP 1 956 375 (inclusive of the three twelve month optional extensions).

#### II.1.5. Estimated total value

Value excluding VAT: 782 550,00 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, 50710000 Repair and maintenance services of electrical and mechanical building installations, 50711000 Repair and maintenance services of electrical building installations, 50712000 Repair and maintenance services of mechanical building installations, 50720000 Repair and maintenance services of central heating

#### II.2.3. Place of performance

NUTS code: UKM83 Inverclyde, East Renfrewshire and Renfrewshire

Main site or place of performance: Barrhead, Neilston, Newton Mearns, Thornliebank, East Renfrewshire and Glasgow.

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

Barrhead Housing Association are seeking to establish a contract for the provision of responsive repair and voids property works maintenance services with a suitably experienced and qualified service provider. The contract is intended to commence not later than Monday 3 August 2020 and will operate for a maximum of 2 years (with the option of 12 month annual extensions up to a further 3 years), subject to satisfactory performance of the successful bidder which will be measured through the key performance indicators. The contract will primarily be delivered in Barrhead, Neilston, Newton Mearns, Thornliebank, East Renfrewshire

and Glasgow. The anticipated contract value is approximately GBP 391 275 per annum (excluding VAT) based on the total anticipated value of Barrhead Housing Association's responsive repairs, void works, and other services included in the contract. The total value (excluding VAT) of responsive repair services and void property works undertaken from 1 December 2018 — 30 November 2019 was GBP 391 275.

#### **II.2.5. Award criteria**

Criteria below

Quality criterion - Name: Quality / Weighting: 60

Price - Weighting: 40

#### **II.2.6. Estimated value**

Value excluding VAT: 782 550,00 GBP

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

Duration in months: 24

This contract is subject to renewal: yes

Description of renewals:

May take up option of 12 month extensions up to a maximum of three further years (2022-2025) at an estimated value GBP 391 275 (excluding VAT) per annum.

#### **II.2.10. Information about variants**

Variants will be accepted: no

#### **II.2.11. Information about options**

Options: no

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

The procurement is related to a project and/or programme financed by European Union funds:  
no

#### **II.2.14. Additional information**

Economic operators may be excluded from this competition if they are in any of the situations referred to in Regulation 58 of the Public Contracts (Scotland) Regulations 2015.

ESPD Scotland 1.14 Question 2D.1.2- Bidders must provide a separate ESPD response (Sections A and B of this Part and Part III) for each subcontractor.

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

---

#### **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:

Please refer to these statements when completing Section 4A of the ESPD Scotland.

4A.1 — If required by the member state, bidders are required to be enrolled in the relevant professional or trade registers within the country in which they are established.

4A.2 — Where it is required, within a bidder's country of establishment they must confirm which authorisation or memberships of the relevant organisation(s) are required in order to perform this service. Bidders must confirm if they hold the particular authorisation or memberships.

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

List and brief description of selection criteria:

Please refer to these statements when completing Section 4B of the ESPD (Scotland).

Question 4B.1.1 — Bidders will be required to have a minimum 'general' yearly turnover of GBP 150 000 for the last 2 years.

Question 4B.1.2 — Bidders will be required to have an average yearly turnover of a minimum of GBP 150 000 for the last 2 years.

Question 4B.3 — Where turnover information is not available for the time period requested, the bidder will be required to state the date which they were set up or started trading.

4B.5.1 and 4B.5.2 — It is a requirement of this contract that bidders hold, or can commit to obtain prior to the commencement of any subsequently awarded contract, the types and levels of insurances indicated below:

Employer's (compulsory) liability insurance — GBP 5 000 000

Public liability insurance — GBP 5 000 000

Contractors all risk insurance — GBP 1 000 000

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

List and brief description of selection criteria:

4C.1.2 — Bidders will be required to provide two examples that demonstrate that they have the relevant experience to deliver the services/supplies as described in part II.2.4 of the OJEU Contract Notice or the relevant section of the site notice.

4C.8.1 — Bidders will be required to confirm their average annual manpower for the last 3 years.

4C.8.2 — Bidders will be required to confirm their average number of managerial staff for the last 3 years.

4C.9 — Bidders will be required to demonstrate that they have (or have access to) the relevant tools, plant or technical equipment to deliver the types of requirements detailed in II.2.4 in the OJEU contract notice or the relevant section of the site notice.

4C.10 — Bidders will be required to confirm whether they intend to subcontract and, if so, for what proportion of the contract. Minimum level(s) of standards required:

ESPD, Part C technical and professional ability — bidders responses to Part C of the ESPD will be limited to a maximum of fifteen A4 single sided pages, excluding any certification that a bidder submits in support of their response, which must be completed in English using Arial 11 font.

## **III.2. Conditions related to the contract**

### **III.2.2. Contract performance conditions**

The performance of the successful Bidder will be monitored through the key performance indicators described within Tender Document F.

'Responsive v7 Volume 1(e) KPI Framework' attached to this contract notice.

Where performance falls below the minimum acceptable level during the contract, the successful bidder will be required to produce a Remedial Plan for the approval of Barrhead Housing Association.

Failure to produce a remedial plan or implement an approved remedial plan will be deemed to be a breach of the contract, which may lead to the termination of the successful bidder's contract.

### **III.2.3. 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

## Section IV: Procedure

---

### IV.1. Description

#### IV.1.1. Type of procedure

Open procedure

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

#### 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: [2019/S 233-571586](#)

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

Date: 05/06/2020 Local time: 12:00

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

#### 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)

#### IV.2.7. Conditions for opening of tenders

Date: 05/06/2020 Local time: 12:00

Place:

Barrhead Housing Association, 70 Main Street, Barrhead, G78 1SB.

Information about authorised persons and opening procedure: The tender postbox will be opened by either a director or Board member of Barrhead Housing Association not earlier than the tender closing date and time.

## Section VI: Complementary information

---

### VI.1. Information about recurrence

This is a recurrent procurement: yes

Estimated timing for further notices to be published:

2021 at the earliest if the optional 12 month extensions are not applied.

### 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

Part IV Section C 'Technical and Professional Ability' will be scored on a pass or fail basis using the following scoring methodology;

0 = Unacceptable — Nil or inadequate response. Fails to demonstrate an ability to meet the requirement. A Tenderer which scores '0 –

Unacceptable' against any question may be disqualified.

1 = Poor — Response is partially relevant and poor. The response addresses some elements of the requirement but contains

Insufficient/limited detail or explanation to demonstrate how the requirement will be fulfilled.

2 = Acceptable — Response is relevant and acceptable. The response addresses a broad understanding of the requirement but may lack details on how the requirement will be fulfilled in certain areas.

3 = Good — Response is relevant and good. The response is sufficiently detailed to demonstrate a good understanding and provides details on how the requirements will be fulfilled.

4 = Very Good — Response is largely relevant and very good. The response demonstrates a very good understanding of the requirements and provides adequate details on how the requirements will be fulfilled.

5 = Excellent — Response is completely relevant and excellent overall. The response is comprehensive, unambiguous and demonstrates a Thorough understanding of the requirement and provides details of how the requirement will be met in full.

A tenderer will be required to achieve a minimum score of 3 against each Question within Part C, i.e. a score of 3 or greater shall represent a pass whereas a score of 2 or lower will represent a fail. Barrhead Housing Association will disregard, and not evaluate the remainder of a tenderers bid should the tenderer fail to achieve the minimum score of 3 (a Pass) against any of the Questions included with Part C.

Part D — Quality assurance schemes and environmental management standards. Please refer to tender document O 'Standardised

Statements' when completing Part IV Section D 'Quality assurance schemes and environmental management standards'.

Note: to register your interest in this notice and obtain any additional information please visit the Public Contracts Scotland Web Site at [https://www.publiccontractsscotland.gov.uk/Search/Search\\_Switch.aspx?ID=621004](https://www.publiccontractsscotland.gov.uk/Search/Search_Switch.aspx?ID=621004)

The buyer has indicated that it will accept electronic responses to this notice via the Postbox facility. A user guide is available at [https://www.publiccontractsscotland.gov.uk/sitehelp/help\\_guides.aspx](https://www.publiccontractsscotland.gov.uk/sitehelp/help_guides.aspx)

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.

Community benefits are included in this requirement. For more information see: <http://www.publiccontractsscotland.gov.uk/info/InfoCentre.aspx?ID=2361>

A summary of the expected community benefits has been provided as follows:

A summary of the expected community benefits has been provided within Tender Document P attached to the contract notice.

(SC Ref:621004)

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

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

Official name: Paisley Sheriff Court and Justice of the Peace Court

Town: Paisley

Country: United Kingdom

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

06/05/2020