

UK-Belfast: repair and maintenance services of electrical and mechanical building installations

OJ S 146/2012 01/08/2012

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 Helm Housing, Helm House 38-52 Lisburn Road

Town: Belfast

Postal code: BT9 6AA

Country: United Kingdom

For the attention of: George Downey

E-mail: maintenance@helmhousing.org

Telephone: +44 2890320485

Fax: +44 2890330402

Internet address(es):General address of the contracting authority: <http://helmhousing.org>**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: South Ulster Housing Association

Postal address: 18-22 Carleton Street

Town: Portadown

Postal code: BT62 3EN

Country: United Kingdom

Official name: Oaklee Homes Group

Postal address: 37-41 May Street

Town: Belfast

Postal code: BT1 4DN

Country: United Kingdom

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 Derryvogie Avenue
Town: Belfast
Postal code: BT9 6FN
Country: United Kingdom
Official name: Ark Housing Association
Postal address: Units 17 & 18, North City Business Centre
Town: Belfast
Postal code: BT15 2GG
Country: United Kingdom
Official name: Open Door Housing Association
Postal address: 3-5 Commercial Court
Town: Belfast
Postal code: BT1 2NB
Country: United Kingdom
Official name: Wesley Housing Association
Postal address: 2 Wesley Court
Town: Carrickfergus
Postal code: BT38 8HS
Country: United Kingdom
Official name: Connswater Homes
Postal address: 157 Upper Newtownards Road
Town: Belfast
Postal code: BT4 3HX
Country: United Kingdom
Official name: Abbeyfield UK (NI)
Postal address: 21 Glassillan Grove
Town: Greenisland
Postal code: BT38 8TE
Country: United Kingdom
Official name: Hearth Housing
Postal address: 66 Donegal Pass
Town: Belfast
Postal code: BT7 1BU
Country: United Kingdom
Official name: Helm Housing
Postal address: Helm House, 38-52 Lisburn Road
Town: Belfast
Postal code: BT9 6AA
Country: United Kingdom

Section II: Object of the contract

II.1. Description

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

Abacus boiler servicing and response repairs MTC.

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

Services

Service category No 1: Maintenance and repair services
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)

2 Project details

2.1 Description of the project

Abacus Housing Consortium will act as a central purchasing body and wishes to jointly procure a fully inclusive measured term boiler response repairs and servicing maintenance contract (all trades) on behalf of the following housing associations:

- Oaklee Homes Group,
- Clanmil Housing Association,
- Ulidia Housing Association,
- Connswater Housing Association,
- Abbeyfield Housing Association,
- Wesley Housing Association,
- Open Door Housing Association,
- Hearth Housing Association,
- Ark Housing Association,
- Helm Housing Association,
- South Ulster Housing Association.

Abacus Housing Consortium is procuring the Works for the Member Housing Associations. The duration of the Contracts is Five Years.

The contract will commence with an initial appointment of Helm, Clanmil, Connswater Housing Association, Hearth Housing Association, Abbeyfield Housing Association, South Ulster Housing Association, Open Door, Ark Housing Association and Ulidia Housing Association. Oaklee Homes Group will require the Works service as described below to commence October 2013.

The main areas of Works to be covered are Boiler Servicing and response repairs, across the following disciplines;

- Domestic gas,
- Domestic oil,
- Commercial gas,
- Commercial oil,
- Commercial controls,
- Domestic controls.

Servicing and repairs are to be carried out within the statutory requirement at the time of service.

Optional discounted banded minor package works to include change of tenancy, minor improvement works up to a value of £30k. Across a variety of General needs, Sheltered Housing and Supported Housing Properties.

The Economic Operator will be required to provide the Works to the Member Housing Association 24 hours per day 365 days per year (including all weekends and holiday periods).

The Works include the following:

- Boiler response & repairs and servicing,
- Controls response & repairs and servicing; and
- Electrical response & repairs associated with boilers or controls.

The Service may also include the following.

— Change of tenancy; all work associated with tenant termination or new tenancy preparation. A typical change of tenancy would include (but not limited to) all or any of the to the following. Pre and Post tenancy inspections, statutory checks and tests, minor M+E repairs subject to inspections/tests.

— Minor Mechanical improvement works or major repairs up to 30 000 GBP this may include but not limited to the following.

Boiler replacements domestic and commercial, major boiler room repairs, domestic and commercial pumps and or control panels, domestic and commercial potable water major repairs and improvements, works associated with cosy home grants and energy efficiencies, works associated with change of tenancies.

II.1.6. CPV code(s)

50710000 Repair and maintenance services of electrical and mechanical building installations,
50720000 Repair and maintenance services of central heating

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

Abacus Housing Consortium will act as a central purchasing body and wishes to jointly procure a fully inclusive measured term boiler response repairs and servicing maintenance contract (all trades) on behalf of the following housing Associations:

- Oaklee Homes Group,
- Clanmil Housing Association,
- Ulidia Housing Association,
- Connswater Housing Association,
- Abbeyfield Housing Association,
- Wesley Housing Association,
- Open Door Housing Association,
- Hearth Housing Association,
- Ark Housing Association,
- Helm Housing Association,
- South Ulster Housing Association.

Abacus Housing Consortium is procuring the Works for the Member Housing Associations.
Estimated value excluding VAT: 9 000 000,00 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: 60 (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: yes

Description of particular conditions: The contract period is for a maximum duration of 5 years, subject to continual contractor performance to be detailed within the ITT. The following will be a condition of contract and detailed within the ITT:

Contractors achieving Gas Safe Registration, Niceic and OFTEC.

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: 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.2.2. 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: Minimum level(s) of standards possibly required (if applicable):

Applicants must have a Constructionline or equivalent minimum category value of 0.25 million GBP [for a work category stated in Part B of the pre-qualification questionnaire]. Alternatively Applicants can complete PQQ1A Contractor Financial Addendum which will be assessed by Constructionline to confirm eligibility and calculate category value- Applicants must have a minimum category value of 0.25 million GBP.

(i) Applicants must have minimum levels of insurance cover of £ [10 million] for Public Liability and £ [10 million] for Employers Liability (or provide confirmation from their current insurance broker that they are capable of obtaining the insurances to the values stipulated.

The requirements are set out in full in the Memorandum of Information and the 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 Contracting Authority will require economic operators to satisfy minimum standards of technical capacity/professional ability. These are described in detail in the Pre-qualification Questionnaire and can be summarised as follows:

Economic operators must comply with the actions detailed in the Government Construction Clients Group Action Plan 2011 issued in February 2011 supporting the Buildsafe-NI initiative. This plan replaces all previous Action Plans and Guidance: http://www.dfpni.gov.uk/index/procurement-2/cpd/cpd-policy-and-legislation/content_-_cpd_policy_framework_for_construction_procurement/buildsafe-ni/buildsafe-ni_action_plan_2011.pdf

— Compliance with equality and unlawful discrimination legislation.

The requirements are set out in full in the Memorandum of Information and 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

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 and ties as defined within the Mol.

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

Abacus Boiler Servicing and response repairs MTC ABS12/01 (to be quoted in all communications)

IV.3.2. Previous publication concerning this procedure

no

IV.3.3. Conditions for obtaining specifications and additional documents or descriptive document

Payable documents: no

IV.3.4. Time limit for receipt of tenders or requests to participate

7.9.2012 - 16:00

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] and ties economic operators.

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

27.7.2012