

UK-Sutton: repair and maintenance services
OJ S 159/2012 21/08/2012
Contract notice
Works

Directive 2004/18/EC

Section I: Contracting authority

I.1. Name and addresses

Official name: Sutton Housing Partnership
Postal address: Sutton Gate, 1 Carshalton Road
Town: Sutton
Postal code: SM1 4LE
Country: United Kingdom
Contact person: Repairs and Allocations
For the attention of: Jon Willis
E-mail: RepairsContractEnquires@suttonhousingpartnership.org.uk
Telephone: +44 2089152000

Internet address(es):

General address of the contracting authority: www.suttonhousingpartnership.org.uk
Address of the buyer profile: http://www.mytenders.org/search/Search_AuthProfile.aspx?ID=AA18821

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

Regional or local agency/office

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: no

Section II: Object of the contract

II.1. Description

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

Repairs and Voids Contract 2013.

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

Works

Execution

Main site or place of performance: London Borough of Sutton.

NUTS code UKI22 Outer London - South

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)

Sutton Housing Partnership (SHP) is responsible for providing the day-to-day management of housing services to approximately 6 500 tenants and 1 500 leaseholders. SHP manages the stock owned by the London Borough of Sutton and all the properties are within the council boundaries.

SHP intend to enter into a measured term contract to provide repairs and voids works, including emergency out-of-hours repairs, with a total approximate cost of 3 500 000 GBP annually (excluding VAT).

The contract will include the following:

- day to day repairs (domestic),
- day to day repairs (communal),
- out of hours repairs,
- voids refurbishment,
- major voids refurbishment,
- electrical testing and remedial works – reactive,
- electrical testing and remedial works – planned.

The service provider will be expected to provide full integration between its own information technology systems and SHP's information systems to ensure smooth recording of repair requests and service delivery.

The service provider will need to be experienced in relation to supporting local authorities, Arms Length Management Organisations and/or housing associations in delivering maintenance services in occupied properties, working collaboratively with their clients' staff, and offering high standards in managing relationships with residents.

The intention is to let a contract for a period of 5 years commencing on 1.7.2013, with an option to extend for a further 3 years 9 months to 31.3.2022.

II.1.6. CPV code(s)

50000000 Repair and maintenance services, 50711000 Repair and maintenance services of electrical building installations, 45453100 Refurbishment work, 50800000 Miscellaneous repair and maintenance services, 45300000 Building installation work, 45400000 Building completion work, 50116100 Electrical-system repair services, 71630000 Technical inspection and testing services

II.1.7. Information about the Government Procurement Agreement (GPA)

The procurement is covered by the Government Procurement Agreement: yes

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

SHP manages the stock owned by the London Borough of Sutton, approximately 6 500 and 1 500 tenanted and leasehold properties respectively.

The contract will include the following:

- day to day repairs (domestic),
- day to day repairs (communal),
- out of hours repairs,
- voids refurbishment,
- major voids refurbishment,
- electrical testing and remedial works – reactive,
- electrical testing and remedial works – planned.

Estimated value excluding VAT:

Range: between 3 000 000 and 4 000 000 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

Start 1.7.2013. Completion 30.6.2018

Section III: Legal, economic, financial and technical information

III.1. Conditions related to the contract

III.1.1. Deposits and guarantees required

Parent Company Guarantee and/or Performance Bond may be required.

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

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

Formation of a Limited Company.

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: See PreQualification Questionnaire.

III.2.2. Economic and financial ability

List and brief description of conditions: (1) All candidates will be required to provide a statement, covering the 3 previous financial years including the overall turnover of the candidate and the turnover in respect of the activities which are of a similar type to the subject matter of this notice.

(2) All candidates will be required to provide statements of accounts or extracts from those accounts relating to their business.

See PreQualification Questionnaire.

Minimum level(s) of standards possibly required: See PreQualification Questionnaire.

III.2.3. Technical and professional ability

List and brief description of conditions:

- (1) A statement of the candidate's average annual number of staff and managerial staff over the previous 3 years.
- (2) Details of the educational and professional qualifications of their managerial staff; and those of the person(s) who would be responsible for providing the services or carrying out the work or works under the contract.
- (3) An indication of the proportion of the contract which the services provider intends possibly to subcontract.

All candidates must be registered with CHAS AND Constructionline.

See PreQualification Questionnaire.

Minimum level(s) of standards possibly required:

See PreQualification Questionnaire.

III.2.4. Information about reserved contracts

III.3. Conditions specific to services contracts

III.3.1. Information about a particular profession

III.3.2. Information about staff responsible for the performance of the contract

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 minimum number 5

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

IV.3.2. Previous publication concerning this procedure

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

21.9.2012 - 12:00

IV.3.5.

Estimated date of dispatch of invitations to tender or to participate to selected candidates

14.11.2012

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

VI.2. Information about European Union funds

VI.3. Additional information

Please note that T.U.P.E. will apply to this contract, including any legal obligations for pensions which may fall specifically to local government organisations.

Please note that the Client reserves the right to cancel this procurement process at any time and may decide not to award the Contract upon completion of this procurement process.

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.

(MT Ref:91714).

VI.4. Procedures for review

VI.4.1. Review body

Official name: Royal Courts of Justice

Postal address: The Strand

Town: London

Postal code: WC2 2LL

Country: United Kingdom

Body responsible for mediation procedures

Official name: Royal Courts of Justice

Postal address: The Strand

Town: London

Postal code: WC2 2LL

Country: United Kingdom

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

17.8.2012