

UK-London: refurbishment work

OJ S 164/2012 28/08/2012

Contract notice

Works

Directive 2004/18/EC

Section I: Contracting authority

I.1. Name and addresses

Official name: Hyde Housing Association Limited

Postal address: 30 Park Street

Town: London

Postal code: SE1 9EQ

Country: United Kingdom

Contact person: David Miller

E-mail: dmiller@rand-associates.co.uk

Telephone: +44 1737249475

Internet address(es):

General address of the contracting authority: www.hyde-housing.co.uk

Additional information can be obtained from:

Official name: As detailed in the Pre Qualification Questionnaire

Specifications and additional documents (including documents for competitive dialogue and a dynamic purchasing system) can be obtained from:

Official name: As detailed in the Pre Qualification Questionnaire

Tenders or requests to participate must be submitted: Official name: As detailed in the Pre Qualification Questionnaire

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: no

Section II: Object of the contract

II.1. Description

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

Stock Investment Framework Agreement.

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

Works

Realisation, by whatever means of work, corresponding to the requirements specified by the contracting authorities

NUTS code UK United Kingdom

II.1.3. Information about a framework agreement or a dynamic purchasing system

The procurement involves the establishment of a framework agreement

II.1.4. Information about framework agreement

Framework agreement with several operators

Number Envisaged maximum number of participants to the framework agreement: 27

Duration of the framework agreement

Duration in years: 4

Estimated total value of purchases for the entire duration of the framework agreement

Estimated value excluding VAT: 185 101 000 GBP

II.1.5. Short description of the contract or purchase(s)

Hyde Housing Association Limited (Hyde) wishes to procure a Stock Investment Framework Agreement pursuant to which it is envisaged that contracts will be let to contractors within the Framework for the provision of a range of stock investment works.

The Framework Agreement will be divided into 9 Lots. Further details of these Lots and the works and regions they each cover are set out in Annex B of this Notice.

The proposed Framework Agreement will be in place for a maximum period of 4 years, however contracts called-off under the Framework Agreement may, where appropriate, continue beyond the 4 year term of the Framework Agreement.

Bidders should note that, under the Framework Agreement, Hyde shall not be under any obligation to call-off contracts with individual contractors.

Bidders are advised that the terms of the Transfer of Undertakings (Protection of Employment) Regulations 2006 may apply to the existing workforce employed by the incumbent contractors in relation to the works to be performed by the successful bidders under contracts called off under the Framework Agreement. Further information on TUPE will be provided at the tender stage of the procurement process.

II.1.6. CPV code(s)

45453100 Refurbishment work, 45211310 Bathrooms construction work, 45400000 Building completion work, 45300000 Building installation work, 42160000 Boiler installations, 45430000 Floor and wall covering work, 45315000 Electrical installation work of heating and other electrical building-equipment, 45310000 Electrical installation work, 45421151 Installation of fitted kitchens, 45323000 Sound insulation work, 45260000 Roof works and other special trade construction works, 45320000 Insulation work, 45262650 Cladding works, 45342000 Erection of fencing, 45233222 Paving and asphaltting works, 45233293 Installation of street furniture, 45232452 Drainage works, 45421100 Installation of doors and windows and related components, 45313100 Lift installation work, 45350000 Mechanical installations

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: yes

Tenders may be submitted for one or more lots

II.1.9. Information about variants

Variants will be accepted: yes

II.2. Scope of the procurement

II.2.1. Total quantity or scope

The total value of the works to be carried out under contracts that may be called off under the Framework Agreement during its term is estimated to be approximately 185 101 000 GBP.

Estimated value excluding VAT: 185 101 000 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)

Information about lots

Lot No: 1

Lot title: Internal Stock Investment - London

1) Short description

The works to be carried out under contracts called off under this Lot of the Framework Agreement include (but are not limited to) the following:

- Kitchen replacements,
- Bathroom replacements,
- Rewires & electrical upgrades,
- Boiler renewals / heating system upgrades,
- Electrical heating renewals,
- Flooring / finishes upgrades (communal),
- Smoke detector /CO detector installations,
- Sound insulation works,
- Major adaptations,
- Competent personnel to assess potential asbestos containing material. Removal of licensed asbestos but not testing.

Works are to be provided to properties in the London region. For further details of this Lot and the geographic regions it covers please refer to the PQQ.

2) CPV code(s)

45453100 Refurbishment work, 45400000 Building completion work, 45300000 Building installation work, 42160000 Boiler installations, 45432100 Floor laying and covering work, 45315000 Electrical installation work of heating and other electrical building-equipment, 45323000 Sound insulation work, 45421151 Installation of fitted kitchens, 45211310 Bathrooms construction work

3) Quantity or scope

The total value of the works to be carried out under contracts that may be called off under this Lot of the Framework Agreement during its term is estimated to be approximately 47 200 000 GBP.

Estimated value excluding VAT: 47 200 000 GBP

4) Indication about different time frame or duration

5) Additional information about lots

Lot No: 2

Lot title: Internal Stock Investment - East, Kent, South

1) Short description

The works to be carried out under contracts called off under this Lot of the Framework Agreement include (but are not limited to) the following:

- Kitchen replacements,
- Bathroom replacements,

- Rewires & electrical upgrades,
- Boiler renewals / heating system upgrades,
- Electrical heating renewals,
- Flooring / finishes upgrades (communal),
- Smoke detector /CO detector installations,
- Sound insulation works,
- Major adaptations,
- Competent personnel to assess potential asbestos containing material. Removal of licensed asbestos but not testing.

Works are to be provided to properties in the Kent, East Sussex, Surrey and Northamptonshire regions. For further details of this Lot and the geographic regions it covers please refer to the PQQ.

2) CPV code(s)

45453100 Refurbishment work, 45400000 Building completion work, 45300000 Building installation work, 42160000 Boiler installations, 45432100 Floor laying and covering work, 45315000 Electrical installation work of heating and other electrical building-equipment, 45323000 Sound insulation work, 45421151 Installation of fitted kitchens, 45211310 Bathrooms construction work

3) Quantity or scope

The total value of the works to be carried out under contracts that may be called off under this Lot of the Framework Agreement during its term is estimated to be approximately 42 601 000 GBP.

Estimated value excluding VAT: 42 601 000 GBP

4) Indication about different time frame or duration

5) Additional information about lots

Lot No: 3

Lot title: Internal Stock Investment - East Minster

1) Short description

The works to be carried out under contracts called off under this Lot of the Framework Agreement include (but are not limited to) the following:

- Kitchen replacements,
- Bathroom replacements,
- Rewires & electrical upgrades,
- Boiler renewals / heating system upgrades,
- Electrical heating renewals,
- Flooring / finishes upgrades (communal),
- Smoke detector /CO detector installations,
- Sound insulation works,
- Major adaptations,
- Competent personnel to assess potential asbestos containing material. Removal of licensed asbestos but not testing.

Works are to be provided to properties in the East Midlands region. For further details of this Lot and the geographic regions it covers please refer to the PQQ.

2) CPV code(s)

45453100 Refurbishment work, 45400000 Building completion work, 45300000 Building installation work, 42160000 Boiler installations, 45432100 Floor laying and covering work,

45315000 Electrical installation work of heating and other electrical building-equipment, 45323000 Sound insulation work, 45421151 Installation of fitted kitchens, 45211310 Bathrooms construction work

3) Quantity or scope

The total value of the works to be carried out under contracts that may be called off under this Lot of the Framework Agreement during its term is estimated to be approximately 16 200 000 GBP.

Estimated value excluding VAT: 16 200 000 GBP

4) Indication about different time frame or duration

5) Additional information about lots

Lot No: 4

Lot title: External Stock Investment - London

1) Short description

The works to be carried out under contracts called off under this Lot of the Framework Agreement include (but are not limited to) the following:

- Roofs: flat, pitched and system type etc,
- Fascias / cladding / rainwater goods renewals etc,
- External insulation / finishes / water-proofing systems (including thermal upgrades),
- Re-pointing and external wall works,
- Fencing renewal,
- Roads / paving works,
- Street furniture upgrades,
- Drainage / sewage upgrade or renewals,
- Cyclical decorations (external and internal),
- Competent personnel to assess potential asbestos containing material. Removal of licensed asbestos but not testing.

Works are to be provided to properties in the London region. For further details of this Lot and the geographic regions it covers please refer to the PQQ.

2) CPV code(s)

45453100 Refurbishment work, 45260000 Roof works and other special trade construction works, 45432210 Wall-covering work, 45320000 Insulation work, 45262650 Cladding works, 45342000 Erection of fencing, 45233222 Paving and asphaltting works, 45233293 Installation of street furniture, 45232452 Drainage works

3) Quantity or scope

The total value of the works to be carried out under contracts that may be called off under this Lot of the Framework Agreement during its term is estimated to be approximately 17 000 000 GBP.

Estimated value excluding VAT: 17 000 000 GBP

4) Indication about different time frame or duration

5) Additional information about lots

Lot No: 5

Lot title: External Stock Investment - East, Kent, South

1) Short description

The works to be carried out under contracts called off under this Lot of the Framework

Agreement include (but are not limited to) the following:

- Roofs: flat, pitched and system type etc,
- Fascias / cladding / rainwater goods renewals etc,
- External insulation / finishes / water-proofing systems (including thermal upgrades),
- Re-pointing and external wall works,
- Fencing renewal,
- Roads / paving works,
- Street furniture upgrades,
- Drainage / sewage upgrade or renewals,
- Cyclical decorations (external and internal),
- Competent personnel to assess potential asbestos containing material. Removal of licensed asbestos but not testing.

Works are to be provided to properties in the Kent, East Sussex, Surrey and Northamptonshire regions. For further details of this Lot and the geographic regions it covers please refer to the PQQ.

2) CPV code(s)

45453100 Refurbishment work, 45260000 Roof works and other special trade construction works, 45432210 Wall-covering work, 45320000 Insulation work, 45262650 Cladding works, 45342000 Erection of fencing, 45233222 Paving and asphaltting works, 45233293 Installation of street furniture, 45232452 Drainage works

3) Quantity or scope

The total value of the works to be carried out under contracts that may be called off under this Lot of the Framework Agreement during its term is estimated to be approximately 12 600 000 GBP.

Estimated value excluding VAT: 12 600 000 GBP

4) Indication about different time frame or duration

5) Additional information about lots

Lot No: 6

Lot title: External Stock Investment - East Minster

1) Short description

The works to be carried out under contracts called off under this Lot of the Framework Agreement include (but are not limited to) the following:

- Roofs: flat, pitched and system type etc,
- Fascias / cladding / rainwater goods renewals etc,
- External insulation / finishes / water-proofing systems (including thermal upgrades),
- Re-pointing and external wall works,
- Fencing renewal,
- Roads / paving works,
- Street furniture upgrades,
- Drainage / sewage upgrade or renewals,
- Cyclical decorations (external and internal),
- Competent personnel to assess potential asbestos containing material. Removal of licensed asbestos but not testing.

Works are to be provided to properties in the East Midlands region. For further details of this Lot and the geographic regions it covers please refer to the PQQ.

2) CPV code(s)

45453100 Refurbishment work, 45260000 Roof works and other special trade construction works, 45432210 Wall-covering work, 45320000 Insulation work, 45262650 Cladding works, 45342000 Erection of fencing, 45233222 Paving and asphaltting works, 45233293 Installation of street furniture, 45232452 Drainage works

3) Quantity or scope

The total value of the works to be carried out under contracts that may be called off under this Lot of the Framework Agreement during its term is estimated to be approximately 1 500 000 GBP.

Estimated value excluding VAT: 1 500 000 GBP

4) Indication about different time frame or duration

5) Additional information about lots

Lot No: 7

Lot title: Communal mechanical and electrical replacements and upgrades

1) Short description

The works to be carried out under contracts called off under this Lot of the Framework Agreement include (but are not limited to) the following:

- Communal heating / plant room upgrades,
- Communal M&E upgrades,
- CCTV system upgrades,
- Door entry systems,
- Fire detection / control systems,
- CHP renewals,
- Electrical infrastructure upgrades,
- New technology replacements,
- Competent personnel to assess potential asbestos containing material. Removal of licensed asbestos but not testing.

This Lot covers all geographic regions within Hyde's area of operation. For further details of this Lot and the geographic regions it covers please refer to the PQQ.

2) CPV code(s)

45300000 Building installation work, 45310000 Electrical installation work, 45350000 Mechanical installations

3) Quantity or scope

The total value of the works to be carried out under contracts that may be called off under this Lot of the Framework Agreement during its term is estimated to be approximately 9,400,000 GBP.

Estimated value excluding VAT: 9 400 000 GBP

4) Indication about different time frame or duration

5) Additional information about lots

Lot No: 8

Lot title: Windows and external doors replacements

1) Short description

The works to be carried out under contracts called off under this Lot of the Framework Agreement are windows and door renewals.

This Lot covers all geographic regions within Hyde's area of operation. For further details of this Lot and the geographic regions it covers please refer to the PQQ.

2) CPV code(s)

45421100 Installation of doors and windows and related components, 45453100 Refurbishment work

3) Quantity or scope

The total value of the works to be carried out under contracts that may be called off under this Lot of the Framework Agreement during its term is estimated to be approximately 36 400 000 GBP.

Estimated value excluding VAT: 36 400 000 GBP

4) Indication about different time frame or duration

5) Additional information about lots

Lot No: 9

Lot title: Passenger lift replacement

1) Short description

The works to be carried out under contracts called off under this Lot of the Framework Agreement are passenger lift replacements and renewals including (but not limited to):

- Passenger lifts refurbishment / major overhauls,
- Stair lift installations.

This Lot covers all geographic regions within Hyde's area of operation. For further details of this Lot and the geographic regions it covers please refer to the PQQ.

2) CPV code(s)

45313100 Lift installation work

3) Quantity or scope

The total value of the works to be carried out under contracts that may be called off under this Lot of the Framework Agreement during its term is estimated to be approximately 2 200 000 GBP.

Estimated value excluding VAT: 2 200 000 GBP

4) Indication about different time frame or duration

5) Additional information about lots

Section III: Legal, economic, financial and technical information

III.1. Conditions related to the contract

III.1.1. Deposits and guarantees required

Parent company guarantees, performance bonds, warranties and/or deposits may be required.

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

To be included in the contract documentation.

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

In the event of a group of contractors submitting an acceptable offer it will be necessary to

provide an undertaking that each company will be jointly and severally responsible for the due performance of any contracts called off under the Framework Agreement.

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: In accordance with Articles 45 to 50 of Directive 2004/18/EC and Regulations 23 to 25 of the Public Contracts Regulations 2006 and as set out in the PQQ.

III.2.2. Economic and financial ability

List and brief description of conditions: The information and formalities set out in Article 47 of Directive 2004/18/EC and Regulation 24 Public Contracts Regulations 2006. These requirements are set out in the PQQ.

Minimum level(s) of standards possibly required: Please refer to the PQQ referred to above.

III.2.3. Technical and professional ability

List and brief description of conditions:

The information and formalities set out in Article 48 of Directive 2004/18/EC and Regulation 25 Public Contracts Regulations 2006. These requirements are set out in the PQQ.

Minimum level(s) of standards possibly required:

Please refer to the PQQ referred to above.

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: yes

Reference to the relevant law, regulation or administrative provision:

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: 63

Objective criteria for choosing the limited number of candidates: As set out in the PQQ.

IV.1.3. 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 no

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

Stock Investment Framework Agreement

IV.3.2. Previous publication concerning this procedure

Prior information notice

Notice number in the OJ S: [2012/S 139-232217](#) of 19.7.2012

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

27.9.2012 - 14:00

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

Persons authorised to be present at the opening of tenders: no

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

Bidders who wish to express an interest in and apply for the Framework Agreement must complete and submit the PQQ for this procurement. A copy of the PQQ can be obtained by visiting the following web page and following the instructions set out on it:

<http://www.hyde-housing.co.uk/contractors>

Hyde intends to hold a Bidders Day on 12.9.2012 to provide Bidders with further background to this procurement. Further details of this Bidders Day are included in the PQQ.

Hyde Housing Association reserves the right to cancel the procurement and not to proceed with all or part of the Framework Agreement.

Hyde Housing Association will not, under any circumstances, reimburse any expense incurred

by bidders in preparing their PQQ or tender submissions.

To further assist bidders, set out below are additional CPV codes (to those set out in section II.1.6 of this Notice) that may be relevant to this procurement:

44221310-1, 44410000-7, 44411100-5, 44411200-6, 44411300-7, 44411400-8, 44411600-0, 44411700-1, 44411710-4, 44411720-7, 44411740-3, 44411750-6, 44411800-2, 45312000-7, 45312300-0, 45442200-9, 45442000-7, 71251000-2, 45262900-0, 45452100-1, 42160000-8, 44230000-1, 45262700-8, 45400000-1, 71315200-1, 45262800-9, 71315100-0, 71315400-3, 45300000-0, 71315000-9, 71315210-4, 71315300-2, 45312200-9, 45422000-1, 45262650-2, 45432121-8, 45451000-3, 44221210-0, 44221211-7, 44221212-4, 44221213-1, 44221200-7, 44221111-6, 45232451-8, 45232450-1, 45232452-5, 45315100-9, 45311200-2, 45310000-3, 45315000-8, 45311000-0, 45311100-1, 71321000-4, 45342000-6, 45313200-6, 45452000-0, 45443000-4, 45432120-1, 45312100-8, 44221220-3, 45430000-0, 45432130-4, 45432100-5, 45432000-4, 45432110-8, 45432100-8, 45431100-8, 44221120-2, 45262710-1, 45442210-2, 44221240-9, 44221300-8, 45441000-0, 45111240-2, 71315410-6, 45421153-1, 45421111-5, 45421131-1, 45421110-8, 45421130-4, 45421100-5, 45421151-7, 45421148-3, 45421147-6, 45421140-7, 45421152-4, 45421141-4, 45421142-1, 45233293-9, 45421146-9, 45421120-1, 45421112-2, 45421132-8, 51100000-3
51120000-9, 45421144-5, 45421143-8, 45421145-2, 45320000-6, 45451300-6, 45421160-3
45420000-7, 45421000-4, 39221000-7, 39220000-0, 39141000-2, 45212500-1, 45432112-2, 45432111-5, 45313000-4, 45313100-5, 50750000-7, 45312311-0, 45312310-3, 45350000-5, 45421150-0, 45451100-4, 45450000-6, 45317000-2, 45453000-7, 45442190-5, 45440000-3, 45442120-4, 45442100-8, 45442110-1, 45442121-1, 45451200-5, 45432113-9, 45233222-1
45410000-4, 45312330-9, 45262690-4, 45453100-8, 45442180-2, 50700000-2, 50710000-5, 50711000-2, 50712000-9, 45454100-5, 45454000-4, 45260000-7, 44221400-9, 44221230-6, 45323000-7, 45442300-0, 71631300-3, 45312320-6, 45321000-3, 44221500-0, 45431000-7, 45313210-9, 45432200-6, 45432210-9, 45432220-2, 45431200-9, 44221110-9, 44221100-6, 44221000-5, 45432114-6, 45422100-2

VI.4. Procedures for review

VI.4.1. Review body

Official name: Royal Courts of Justice

Postal address: Strand

Town: London

Postal code: WC2A 2LL

Country: United Kingdom

Body responsible for mediation procedures

Official name: Royal Courts of Justice

Postal address: Strand

Town: London

Postal code: WC2A 2LL

Country: United Kingdom

VI.4.2. Review procedure

Precise information on deadline(s) for review procedures: In accordance with Regulation 32, 32A and Part 9 of the Public Contracts Regulations 2006 (as amended).

VI.4.3. Service from which information about the review procedure may be obtained

Official name: Cabinet Office

Postal address: Roseberry Court, St Andrews Business Park

Town: Norwich

Postal code: NR7 0HS
Country: United Kingdom

VI.5. Date of dispatch of this notice
24.8.2012