

United Kingdom-Belfast: Repair and maintenance services

OJ S 161/2013 21/08/2013

Contract notice

Works

Directive 2004/18/EC

Section I: Contracting authority

I.1. Name and addresses

Official name: Abacus Housing Consortium

Postal address: c/o Oaklee Homes Group, Leslie Morrell House, 37-41 May Street

Town: Belfast

Postal code: BT1 4DN

Country: United Kingdom

Contact person: email only

For the attention of: Ross McDonnell

E-mail: contracts@oaklee.org.uk

Telephone: +44 2890441398

Internet address(es):General address of the contracting authority: www.oaklee.org.uk**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: Oaklee Homes Group

Postal address: 37-41 May Street Belfast

Town: Belfast

Postal code: BT14DN

Country: United Kingdom

Official name: South Ulster Housing Association

Postal address: 18-22 Carleton Street

Town: Portadown

Postal code: BT62 3EN

Country: United Kingdom

Official name: Ulidia Housing Association

Postal address: 20 Derryvolgie Ave

Town: BELFAST

Postal code: BT9 6FN

Country: United Kingdom

Official name: Ark Housing Association
Postal address: Unit 17 & 18, North City Business Centre
Town: Belfast BT15 2GG
Postal code: BT15 2GG
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 (c/o Oaklee) Housing Consortium All Trades Response Repairs MTC

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

Works

Main site or place of performance: Northern Ireland

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)

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

- Oaklee Homes Group
- Ulidia Housing Association
- Open Door Housing Association
- Ark Housing Association
- South Ulster Housing Association (Works to South Ulster Housing Association properties will only commence in September 2014)

Abacus Housing Consortium is procuring the Works for the Member Housing Associations.

The duration of the Contracts is 5 Years

The main areas of Works to be covered are General Building, Mechanical and Electrical Works. Optional discounted banded minor package works to include change of tenancy, minor improvement works, and disabled adaptations up to a value of GBP 50k 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:

- General building response and repairs;
- Mechanical response and repairs; and
- Electrical response and repairs.

The contract 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, deep clean, rubbish disposal, carpet removal, floor preparation, redecoration, change of locks and or doors, statutory checks and tests, minor M+E repairs, minor building repairs and landscaping.

- Disabled Adaptations; Disabled Adaptations will typically include but not limited to the

following;

Shower, Turning Circle, Thermostatic Valves/Controls, Move Heaters, ramps, fencing, locks, door auto release system, automated doors, Portabells/Bellman systems/Smoke Alarms, driveway extensions, door closers and flagstones, door entry handsets, drop down rails, drop down toilet seats, heavy toilets, key safes, lever taps/flush handles, lighting, electrical improvements, shower seats, shower doors, letter cages, bath removal, stair rails and toilet frames.

— Minor Building improvement works or major repairs up to GBP 50k this may include the following;

External and internal redecorations, kitchen replacements, window replacement, roof repairs, general minor building fabric improvements and larger repairs. Building extensions as adaptations.

— Minor Electrical improvement works or major repairs up to GBP 50k this may include but not limited to the following;

Minor communal lighting upgrades, full and partial domestic rewires, minor commercial rewires, boiler room control upgrades, fire panel replacements and upgrades, general building electrical services improvements and larger repairs.

— Minor Mechanical improvement works or major repairs up to GBP 50k this may include but not limited to the following;

Heating replacements, bathroom replacements, water booster systems, hot and cold water cylinder replacements, ventilation system replacements.

The Contracting Authority's requirement is split into four (4) regional lots

II.1.6. CPV code(s)

50000000 Repair and maintenance services, 50700000 Repair and maintenance services of building installations, 45454100 Restoration work, 45454000 Restructuring work, 45453100 Refurbishment work, 45453000 Overhaul and refurbishment work, 45452000 Exterior cleaning work for buildings, 45450000 Other building completion work, 45440000 Painting and glazing work, 45430000 Floor and wall covering work, 45420000 Joinery and carpentry installation work, 45400000 Building completion work, 45300000 Building installation work, 45260000 Roof works and other special trade construction works, 50712000 Repair and maintenance services of mechanical building installations, 50710000 Repair and maintenance services of electrical and mechanical building 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: no

II.2. Scope of the procurement

II.2.1. Total quantity or scope

The Contracting Authority's requirement is split into four (4) regional lots (the Lots) as follows;
Lot 1 Region 1 for properties in Central Belfast, East Belfast, South Belfast, Newry, Portadown, Downpatrick, Portaferry, Bangor, Rathfriland, Newcastle (Approx 3 023 units)
Lot 2 Region 2 for properties in Central Belfast, West Belfast, North Belfast, Lisburn, Cushendall, Carnlough, Dunloy, Kilrea, Portglenone, Toomebridge, Ballymena, Larne,

Newtownabbey (approx 2 981 units).

Lot 3 Region 3 for properties in Ballycastle, Limavady, Derry, Strabane, Coleraine, Magherafelt, Cookstown, Ballymoney, Castlederg (approx 794 units)

Lot 4 Region 4 for properties in Dungannon, Armagh, Lisnaskea, Rosslea, Fermanagh, Omagh, Newtownstewart, Belleek (approx 817 units)

Estimated value excluding VAT: 30 000 000 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

Duration in months: 60 (from the award of the contract)

Information about lots

Lot No: 1

Lot title: Lot 1 Region 1

1) Short description

Lot 1 Region 1 for properties in Central Belfast, East Belfast, South Belfast, Newry, Portadown, Downpatrick, Portaferry, Bangor, Rathfriland, Newcastle (Approx 3 023 units)

1.1 Description of the works required

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- Oaklee Homes Group
- Ulidia Housing Association
- Open Door Housing Association
- Ark Housing Association
- South Ulster Housing Association (Works to South Ulster Housing Association properties will only commence in September 2014)

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

The main areas of Works to be covered are General Building, Mechanical and Electrical Works. Optional discounted banded minor package works to include change of tenancy, minor improvement works, and disabled adaptations up to a value of GBP 50k 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:

- General building response and repairs;
- Mechanical response and repairs; and
- Electrical response and repairs.

The contract may also include the following

- Change of tenancy; all work associated with tenant termination or new tenancy preparation.

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Heating replacements, bathroom replacements, water booster systems, hot and cold water cylinder replacements, ventilation system replacements.

2) CPV code(s)

50000000 Repair and maintenance services, 50700000 Repair and maintenance services of building installations, 45454100 Restoration work, 45454000 Restructuring work, 45453100 Refurbishment work, 45453000 Overhaul and refurbishment work, 45452000 Exterior cleaning work for buildings, 45450000 Other building completion work, 45440000 Painting and glazing work, 45430000 Floor and wall covering work, 45420000 Joinery and carpentry installation work, 45400000 Building completion work, 45300000 Building installation work, 45260000 Roof works and other special trade construction works, 50712000 Repair and maintenance services of mechanical building installations, 50710000 Repair and maintenance services of electrical and mechanical building installations

3) Quantity or scope

1.1 Description of the works required

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- Minor Mechanical improvement works or major repairs up to GBP 50k this may include but not limited to the following;

Heating replacements, bathroom replacements, water booster systems, hot and cold water cylinder replacements, ventilation system replacements.

Estimated value excluding VAT: 10 000 000 GBP

4) Indication about different time frame or duration

Duration in months: 60 (from the award of the contract)

5) Additional information about lots

Economic Operators may apply for one or more Lots by completing a separate PQQP for each. When completing Part D of PQQ1, 2 and 3, Economic Operators should consider the scope, scale and complexity of the relevant Lot. Reference projects should clearly demonstrate the Economic Operator's ability to deliver a response repair maintenance contract similar to the scope, scale and complexity of the Works, including the ability to provide improvement works and disabled adaptation.

Lot No: 2

Lot title: Lot 2 Region 2

1) Short description

Lot 2 Region 2 for properties in Central Belfast, West Belfast, North Belfast, Lisburn,

Cushendall, Carnlough, Dunloy, Kilrea, Portglenone, Toomebridge, Ballymena, Larne, Newtownabbey (approx 2981 units).

2) CPV code(s)

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3) Quantity or scope

1.1 DESCRIPTION OF THE WORKS REQUIRED

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- Ulidia Housing Association
- Open Door Housing Association
- Ark Housing Association
- South Ulster Housing Association (Works to South Ulster Housing Association properties will only commence in September 2014)

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

The main areas of Works to be covered are General Building, Mechanical and Electrical Works. Optional discounted banded minor package works to include change of tenancy, minor improvement works, and disabled adaptations up to a value of GBP 50k across a variety of General needs, Sheltered Housing and Supported Housing Properties.

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The Works include the following:

- General building response and repairs;
- Mechanical response and repairs; and
- Electrical response and repairs.

The contract may also include the following

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Estimated value excluding VAT: 10 000 000 GBP

4) Indication about different time frame or duration

Duration in months: 60 (from the award of the contract)

5) Additional information about lots

Economic Operators may apply for one or more Lots by completing a separate PQQP for each. When completing Part D of PQQ1, 2 and 3, Economic Operators should consider the scope, scale and complexity of the relevant Lot. Reference projects should clearly demonstrate the Economic Operator's ability to deliver a response repair maintenance contract similar to the scope, scale and complexity of the Works including the ability to provide improvement works and disabled adaptation

Lot No: 3

Lot title: Lot 3 Region 3

1) Short description

Lot 3 Region 3 for properties in Ballycastle, Limavady, Derry, Strabane, Coleraine, Magherafelt, Cookstown, Ballymoney, Castlederg (approx 794 units)

2) CPV code(s)

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3) Quantity or scope

1.1 Description of the works required

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— Ulidia Housing Association

- Open Door Housing Association
- Ark Housing Association
- South Ulster Housing Association (Works to South Ulster Housing Association properties will only commence in September 2014)

Abacus Housing Consortium is procuring the Works for the Member Housing Associations.

The duration of the Contracts is Five Years

The main areas of Works to be covered are General Building, Mechanical and Electrical Works. Optional discounted banded minor package works to include change of tenancy, minor improvement works, and disabled adaptations up to a value of GBP 50k across a variety of General needs, Sheltered Housing and Supported Housing Properties.

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The Works include the following:

- General building response and repairs;
- Mechanical response and repairs; and
- Electrical response and repairs.

The contract 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, deep clean, rubbish disposal, carpet removal, floor preparation, redecoration, change of locks and or doors, statutory checks and tests, minor M+E repairs, minor building repairs and landscaping.

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- Minor Mechanical improvement works or major repairs up to GBP 50k this may include but not limited to the following;

Heating replacements, bathroom replacements, water booster systems, hot and cold water cylinder replacements, ventilation system replacements.

Estimated value excluding VAT: 5 000 000 GBP

4) Indication about different time frame or duration

Duration in months: 60 (from the award of the contract)

5)

Additional information about lots

Economic Operators may apply for one or more Lots by completing a separate PQQP for each. When completing Part D of PQQ1, 2 and 3, Economic Operators should consider the scope, scale and complexity of the relevant Lot. Reference projects should clearly demonstrate the Economic Operator's ability to deliver a response repair maintenance contract similar to the scope, scale and complexity of the Works , including the ability to provide improvement works and disabled adaptation.

Lot No: 4

Lot title: Lot 4 Region 4

1) Short description

1.1 Description of the works required

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

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- Ulidia Housing Association
- Open Door Housing Association
- Ark Housing Association
- South Ulster Housing Association (Works to South Ulster Housing Association properties will only commence in September 2014)

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

The main areas of Works to be covered are General Building, Mechanical and Electrical Works. Optional discounted banded minor package works to include change of tenancy, minor improvement works, and disabled adaptations up to a value of GBP 50k across a variety of General needs, Sheltered Housing and Supported Housing Properties.

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Heating replacements, bathroom replacements, water booster systems, hot and cold water cylinder replacements, ventilation system replacements.

2) CPV code(s)

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3) Quantity or scope

Lot 4 Region 4 for properties in Dungannon, Armagh, Lisnaskea, Rosslea, Fermanagh, Omagh, Newtown Stewart, Belleek (approx 817 units)

Estimated value excluding VAT: 5 000 000 EUR

4) Indication about different time frame or duration

Duration in months: 60 (from the award of the contract)

5) Additional information about lots

Economic Operators may apply for one or more Lots by completing a separate PQQP for each. When completing Part D of PQQ1, 2 and 3, Economic Operators should consider the scope, scale and complexity of the relevant Lot. Reference projects should clearly demonstrate the Economic Operator's ability to deliver a response repair maintenance contract similar to the scope, scale and complexity of the Works, including the ability to provide improvement works and disabled adaptation.

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.

Applicants will be complete financial assessment section of the PQQP which will include, Two years accounts, Cash Flow Projections, Acid Test and Debt Ratios and other guarantees as

required and detailed within.

Full details are provided within the Financial section of the PQQP and the section will be updated and reviewed prior to awarding the contract.

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 or 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: 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: 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 be Constructionline registered.

(i) Applicants must have minimum levels of insurance cover [per Lot] 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 per Lot).

(ii) Applicants must complete the Financial assessment within the PQQP

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:

- Applicants must hold a 3rd party certification of a health and management system ;
- 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

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 number of candidates: 24

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 for each lot. The envisaged number of operators is currently 6 per lot and ties (as detailed within the MoI)

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 All Trades Response Repairs MTC (c/o Oaklee) (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

24.9.2013 - 13:00

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.

Please note any Housing Association as detailed on the DSD or NIFHA website that becomes a member/merges with any of the member associations detailed within this notice and associated contract documentation shall be permitted to use this contract.

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] Economic Operators per Lot.

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

18.8.2013