

**UK-Belfast: grounds maintenance services**

**OJ S 172/2012 07/09/2012**

**Contract notice**

**Services**

**Directive 2004/18/EC**

**Section I: Contracting authority**

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**I.1. Name and addresses**

Official name: Abacus Housing Consortium

Postal address: Oaklee Homes Group Leslie Morrell House 37-41 May Street

Town: Belfast

Postal code: BT1 4DN

Country: United Kingdom

For the attention of: Mr Diarmuid Gilmore

E-mail: [contracts@oaklee.org.uk](mailto:contracts@oaklee.org.uk)

Telephone: +44 2890441398

**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: Open Door Housing Association Northern Ireland

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: Belfast

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 Association  
Postal address: 66 Donegall Pass  
Town: Belfast  
Postal code: BT7 1BU  
Country: United Kingdom  
Official name: Helm Housing Association  
Postal address: 38-52 Lisburn Road  
Town: Belfast  
Postal code: BT9 6AA  
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: South Ulster Housing Association  
Postal address: 20-22 Carleton Street  
Town: Craigavon  
Postal code: BT62 3EN  
Country: United Kingdom  
Official name: Ulidia Housing Association  
Postal address: 20 Derryvolgie Avenue  
Town: Belfast  
Postal code: BT9 6FN  
Country: United Kingdom  
Official name: Clanmil Housing Association  
Postal address: Northern Whig House  
Town: Belfast  
Postal code: BT1 2DX  
Country: United Kingdom

## **Section II: Object of the contract**

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### **II.1. Description**

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

Abacus GM MTC.

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

Services

Service category No 1: Maintenance and repair services

Main site or place of performance: Northern Ireland.

NUTS code

#### **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)**

The main areas of services required are, periodic and routine grounds maintenance (including horticultural and tree works) and cleaning of external communal paths. The Economic Operator will be required to provide the service to the member Housing Associations throughout the year.

The service includes the following:

Grounds Maintenance:

- Grass Cutting,
- Maintenance of planted areas,
- Hedge cutting,
- Horticultural works,
- Maintenance of void and OAP gardens,
- Maintenance of trees,
- Tree surgery.

Estate Services:

- Litter picking and weeding,
- Cleaning and clearance,
- Bin and refuse stores,
- Hard landscaping,
- Snow Clearing/Spreading salt.

The Contracting Authority's requirement is split into three (3) regional lots (The Lots) as follows:

Lot 1 - East region for properties in Lisburn, Comber, N.Down, Belfast, Antrim, Larne, Ballymena, Ballymoney, Bushmills.

Lot 2 - South Region for properties in Armagh, Newry, Downpatrick, Warrenpoint, Banbridge, Portadown, Lurgan and Annalong.

Lot 3 - North and West region for properties in Dungannon, Maghera, Newtownbutler, Lisnaskea, Castlederg, Enniskillen, Strabane, Derry, Portrush, Coleraine, Castledawson.

#### **II.1.6. CPV code(s)**

77314000 Grounds maintenance services, 77312000 Weed-clearance services, 77312100 Weed-killing services, 77314100 Grassing services, 77211500 Tree-maintenance services, 77211400 Tree-cutting services, 77340000 Tree pruning and hedge trimming

#### **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 main areas of services required are, periodic and routine grounds maintenance (including horticultural and tree works) and cleaning of external communal paths. The Economic Operator will be required to provide the service to the member Housing Associations throughout the year.

The service includes the following:

Grounds Maintenance:

- Grass Cutting,
- Maintenance of planted areas,
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- Maintenance of void and OAP gardens,
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- Tree surgery.

Estate Services:

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Lot 3 - North and West region for properties in Dungannon, Maghera, Newtownbutler, Lisnaskea, Castlederg, Enniskillen, Strabane, Derry, Portrush, Coleraine, Castledawson.

Estimated value excluding VAT: 5 600 000,00 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: 84 (from the award of the contract)

### Information about lots

Lot No: 1

Lot title: Lot 1 East

#### 1) Short description

Lot 1 - East region for properties in Lisburn, Comber, N.Down, Belfast, Antrim, Larne, Ballymena, Ballymoney, Bushmills.

The main areas of services required are, periodic and routine grounds maintenance (including horticultural and tree works) and cleaning of external communal paths. The Economic Operator will be required to provide the service to the member Housing Associations throughout the year.

The service includes the following:

#### Grounds Maintenance:

- Grass Cutting,
- Maintenance of planted areas,
- Hedge cutting,
- Horticultural works,
- Maintenance of void and OAP gardens,
- Maintenance of trees,
- Tree surgery.

Estate Services:

- Litter picking and weeding,
- Cleaning and clearance,
- Bin and refuse stores,
- Snow clearing/Salt spreading.

**2) CPV code(s)**

77314000 Grounds maintenance services, 77312000 Weed-clearance services, 77312100 Weed-killing services, 77314100 Grassing services, 77211500 Tree-maintenance services, 77211400 Tree-cutting services, 77340000 Tree pruning and hedge trimming

**3) Quantity or scope**

Lot 1 - East region for properties in Lisburn, Comber, N.Down, Belfast, Antrim, Larne, Ballymena, Ballymoney, Bushmills.

The main areas of services required are, periodic and routine grounds maintenance (including horticultural and tree works) and cleaning of external communal paths. The Economic Operator will be required to provide the service to the member Housing Associations throughout the year.

The service includes the following:

Grounds Maintenance:

- Grass Cutting,
- Maintenance of planted areas,
- Hedge cutting,
- Horticultural works,
- Maintenance of void and OAP gardens,
- Maintenance of trees,
- Tree surgery.

Estate Services:

- Litter picking and weeding,
- Cleaning and clearance,
- Bin and refuse stores,
- Snow clearing/Salt spreading.

Estimated value excluding VAT: 3 200 000,00 GBP

**4) Indication about different time frame or duration**

Duration in months: 84 (from the award of the contract)

**5) Additional information about lots**

Lot No: 2

Lot title: Lot 2 South Region

**1) Short description**

Lot 2 - South Region for properties in Armagh, Newry, Downpatrick, Warrenpoint, Banbridge, Portadown, Lurgan. And Annalong.

The main areas of services required are, periodic and routine grounds maintenance (including horticultural and tree works) and cleaning of external communal paths. The Economic Operator will be required to provide the service to the member Housing Associations throughout the year.

The service includes the following:

Grounds Maintenance:

- Grass Cutting,
- Maintenance of planted areas,
- Hedge cutting,
- Horticultural works,
- Maintenance of void and OAP gardens,
- Maintenance of trees,
- Tree surgery.

Estate Services:

- Litter picking and weeding,
- Cleaning and clearance,
- Bin and refuse stores,
- Snow clearing/Salt spreading.

**2) CPV code(s)**

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**3) Quantity or scope**

Lot 2 - South Region for properties in Armagh, Newry, Downpatrick, Warrenpoint, Banbridge, Portadown, Lurgan.

And Annalong.

The main areas of services required are, periodic and routine grounds maintenance (including horticultural and tree works) and cleaning of external communal paths. The Economic Operator will be required to provide the service to the member Housing Associations throughout the year.

The service includes the following:

Grounds Maintenance:

- Grass Cutting,
- Maintenance of planted areas,
- Hedge cutting,
- Horticultural works,
- Maintenance of void and OAP gardens,
- Maintenance of trees,
- Tree surgery.

Estate Services:

- Litter picking and weeding,
- Cleaning and clearance,
- Bin and refuse stores,
- Snow clearing/Salt spreading.

Estimated value excluding VAT: 1 000 000,00 GBP

**4) Indication about different time frame or duration**

Duration in months: 84 (from the award of the contract)

**5) Additional information about lots**

Lot No: 3

Lot title: Lot 3 North and West

**1) Short description**

Lot 3 - North and West region for properties in Dungannon, Maghera, Newtownbutler, Lisnaskea, Castlederg,

Enniskillen, Strabane, Derry, Portrush, Coleraine, Castledawson.

The main areas of services required are, periodic and routine grounds maintenance (including horticultural and tree works) and cleaning of external communal paths. The Economic Operator will be required to provide the service to the member Housing Associations throughout the year.

The service includes the following:

Grounds Maintenance:

- Grass Cutting,
- Maintenance of planted areas,
- Hedge cutting,
- Horticultural works,
- Maintenance of void and OAP gardens,
- Maintenance of trees,
- Tree surgery.

Estate Services:

- Litter picking and weeding,
- Cleaning and clearance,
- Bin and refuse stores,
- Snow clearing/Salt spreading.

## 2) CPV code(s)

77314000 Grounds maintenance services, 77312000 Weed-clearance services, 77312100 Weed-killing services, 77314100 Grassing services, 77211500 Tree-maintenance services, 77211400 Tree-cutting services, 77340000 Tree pruning and hedge trimming

## 3) Quantity or scope

Lot 3 - North and West region for properties in Dungannon, Maghera, Newtownbutler, Lisnaskea, Castlederg,

Enniskillen, Strabane, Derry, Portrush, Coleraine, Castledawson.

The main areas of services required are, periodic and routine grounds maintenance (including horticultural and tree works) and cleaning of external communal paths. The Economic Operator will be required to provide the service to the member Housing Associations throughout the year.

The service includes the following:

Grounds Maintenance:

- Grass Cutting,
- Maintenance of planted areas,
- Hedge cutting,
- Horticultural works,
- Maintenance of void and OAP gardens,
- Maintenance of trees,
- Tree surgery.

Estate Services:

- Litter picking and weeding,
- Cleaning and clearance,
- Bin and refuse stores,
- Snow clearing/Salt spreading.

Estimated value excluding VAT: 1 400 000,00 GBP

## 4) Indication about different time frame or duration

Duration in months: 84 (from the award of the contract)

## 5) Additional information about lots

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

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#### 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: 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: Under this procurement the contractor is required to participate in fulfilling governmental obligations regarding the promotion of equality of opportunity and sustainable development.

##### 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: 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.2.3. 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 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.2.4. 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**

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### **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: 18

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 per lot.

#### **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 GM MTC

#### **IV.3.2. Previous publication concerning this procedure**

no

#### **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**

15.10.2012 - 15:00

#### **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**

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**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] Economic Operators and ties 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**

6.9.2012