

**United Kingdom-Glasgow: Repair and maintenance services of building installations**

OJ S 176/2013 11/09/2013

Contract notice

Services

Directive 2004/18/EC

**Section I: Contracting authority**

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**I.1. Name and addresses**

Official name: New Gorbals Housing Association Ltd.

Postal address: 187 Crown Street

Town: Glasgow

Postal code: G5 9XT

Country: United Kingdom

For the attention of: Michael Houghton

Telephone: +44 1414293900

Fax: +44 1414293782

**Internet address(es):**Address of the buyer profile: [http://www.publiccontractsscotland.gov.uk/search/Search\\_AuthProfile.aspx?ID=AA13703](http://www.publiccontractsscotland.gov.uk/search/Search_AuthProfile.aspx?ID=AA13703)**Additional information can be obtained from:**

Official name: Ewing Somerville Partnership Ltd.

Postal address: 40 Speirs Wharf

Town: Glasgow

Postal code: G4 9TH

Country: United Kingdom

For the attention of: Geraldine McCann

Telephone: +44 1413533531

Fax: +44 1413531155

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

Official name: Ewing Somerville Partnership Ltd.

Postal address: 40 Speirs Wharf

Town: Glasgow

Postal code: G4 9TH

Country: United Kingdom

For the attention of: Geraldine McCann

Telephone: +44 1413533531

Fax: +44 1413531155

**Tenders or requests to participate must be submitted:** Official name: Ewing Somerville Partnership Ltd.

Postal address: 40 Speirs Wharf

Town: Glasgow

Postal code: G4 9TH

Country: United Kingdom

For the attention of: Geraldine McCann

Telephone: +44 1413533531

Fax: +44 1413531155

## **I.2. Type of the contracting authority**

Other: Housing Association

## **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**

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

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

Special Services Servicing & Reactive Maintenance 2014-2017, New Gorbals Housing Association.

#### **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: Hutchesontown, Laurieston and Gorbals, Glasgow.

NUTS code UKM34 Glasgow City

#### **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 works to the high rise residential properties comprise the repair and maintenance of services installations within medium and high rise multi-storey residential properties and includes water supplies, dry risers, lightening conductors, communal laundries, landlord's electrical supplies and distribution, motor rooms, ventilation systems and emergency lighting systems and also work to pressure tanks, pumps, compressors and storage tanks.

The works to the low rise residential properties and care home units comprise the repair and maintenance of services installations within the communal areas of the properties and to the external fabric of the buildings and include water supplies, lightening conductors, communal laundries, landlords electrical supplies and distribution, ventilation systems, fire alarms, and emergency lighting systems.

The properties are a mixture of social rented and private properties for which New Gorbals Housing Association provide factoring services.

Note: To register your interest in this notice and obtain any additional information please visit the Public Contracts Scotland Web Site at [http://www.publiccontractsscotland.gov.uk/Search/Search\\_Switch.aspx?ID=276767](http://www.publiccontractsscotland.gov.uk/Search/Search_Switch.aspx?ID=276767).

The awarding authority has indicated that it will accept electronic responses to this notice via a 'Tender Submission Postbox' facility. Further details of this facility are available at [http://www.publiccontractsscotland.gov.uk/PostBox/Postbox\\_Explain.aspx?ID=276767](http://www.publiccontractsscotland.gov.uk/PostBox/Postbox_Explain.aspx?ID=276767).

Suppliers are advised to allow adequate time for uploading documents and to dispatch the electronic response well in advance of the closing time to avoid any last minute problems. The postbox closes precisely at the time stated.

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

50700000 Repair and maintenance services of building installations

### **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**

The properties included within these works comprise, but may not be limited to; 2Nr 24 storey blocks, 4Nr 14 storey blocks, 2Nr pump houses, 2Nr care homes, 3Nr 8 storey Tracoba blocks and several low and medium rise properties including traditional sandstone tenement properties (some listed) and new build properties.

### **II.2.2. Information about options**

Options: yes

Description of options: The three year contract will be subject to satisfactory review every four months. Client specified KPIs will be monitored during the duration of the contract any extension awarded to the contract will be subject to the KPIs achieving the required benchmark score and a suitable adjustment to the contract price being negotiated between the parties.

### **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: 36 (from the award of the contract)

## **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**

#### **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**

#### **III.1.4. Contract performance conditions**

The performance of the contract is subject to particular conditions: yes

Description of particular conditions: Contractors wishing to apply for this contract must be able to provide evidence of experience in successfully working as a main contractor on at least three other Special Services Servicing and Reactive maintenance contracts in the least three years of a similar nature to the one described within the notice and this Pre Qualification Questionnaire. The Contracts put forward as evidence for this must have been ongoing for at least 12 months and the Association should be able to obtain references from the respective Employers attesting to this.

### **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: (1) All candidates will be required to produce a certificate or declaration demonstrating that they are not bankrupt or the subject of an administration order, are not being wound-up, have not granted a trust deed, are not the subject of a petition presented for sequestration of their estate, have not had a receiver, manager or administrator appointed and are not otherwise apparently insolvent.

(2) All candidates will be required to produce a certificate or declaration demonstrating that the candidate, their directors, or any other person who has powers of representation, decision or control of the candidate has not been convicted of conspiracy, corruption, bribery, or money laundering. Failure to provide such a declaration will result in the candidate being declared ineligible and they will not be selected to participate in this procurement process.

(3) All candidates will be required to produce a certificate or declaration demonstrating that they have not been convicted of a criminal offence relating to the conduct of their business or profession.

(4) All candidates will be required to produce a certificate or declaration demonstrating that they have not committed an act of grave misconduct in the course of their business or profession.

(5) Any candidate found to be guilty of serious misrepresentation in providing any information required, may be declared ineligible and not selected to continue with this procurement process.

(6) All candidates will have to demonstrate that they are licensed, or a member of the relevant organisation, in the State where they are established, when the law of that State prohibits the provision of the services, described in this notice, by a person who is not so licensed or who is not a member of the relevant organisation.

(7) All candidates will be required to produce a certificate or declaration demonstrating that they have fulfilled obligations relating to the payment of social security contributions under the law of any part of the United Kingdom or of the relevant State in which the candidate is established

(8) All candidates will be required to produce a certificate or declaration demonstrating that they have fulfilled obligations relating to the payment of taxes under the law of any part of the United Kingdom or of the relevant State in which the economic operator is established.

### **III.2.2. Economic and financial ability**

List and brief description of conditions: (1) All candidates will be required to provide a reference from their bank.

(2) 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.

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

Other conditions for participation are stated in the Pre-Qualification 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) All candidates will be required to provide certification drawn up by an independent body attesting the compliance of the economic operator with quality assurance standards based on the relevant European standards.

(4) An indication of the proportion of the contract which the services provider intends possibly to subcontract.

(5) A statement of the tools, plant or technical equipment available to the service provider or contractor for carrying out the contract.

(6) A list of works carried out over the past 5 years, detailing the value of the consideration received; when and where the work or works were carried out; and whether they were carried out according to the rules of the trade or profession and properly completed.

All candidates will be required to provide a list of at least three organisations for which they have carried out work of a similar nature to that described within this notice and the Pre-Qualification Documentation.

#### **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: The operatives employed to carry out each specialist maintenance works category will require to be adequately trained and qualified to the standards required within their respective profession's governing bodies and hold membership where appropriate.

##### **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: yes

### **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 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**  
9.10.2013 - 17:00
- IV.3.5. Estimated date of dispatch of invitations to tender or to participate to selected candidates**  
4.11.2013
- 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**
- VI.2. Information about European Union funds**
- VI.3. Additional information**  
TUPE may apply.  
(SC Ref:276767)
- VI.4. Procedures for review**
  - VI.4.1. Review body**
  - VI.4.2. Review procedure**  
Precise information on deadline(s) for review procedures: An economic operator that suffers, or risks suffering, loss or damage attributable to a breach of duty under the Public Contracts (Scotland) Regulations 2012 may bring proceedings in the Sheriff Court or the Court of Session.
  - VI.4.3. Service from which information about the review procedure may be obtained**
- VI.5. Date of dispatch of this notice**  
9.9.2013