

United Kingdom-Weston-super-Mare: Lift-maintenance services

OJ S 167/2015 29/08/2015

Contract notice

Services

Directive 2004/18/EC

Section I: Contracting authority

I.1. Name and addresses

Official name: Knightstone Housing Association Limited

Postal address: Weston Gateway Business Park

Town: Weston-super-Mare

Postal code: BS24 7JP

Country: United Kingdom

For the attention of: Andy Dyer

E-mail: andy.dyer@knightstone.co.uk**Internet address(es):**General address of the contracting authority: www.knightstone.co.ukAddress of the buyer profile: <https://in-tendhost.co.uk/knightstone>**Additional information can be obtained from:**

Official name: Knightstone Housing Association Limited

Postal address: Weston Gateway Business Park

Town: Weston-super-Mare

Postal code: BS24 7JP

Country: United Kingdom

For the attention of: Andy Dyer

E-mail: andy.dyer@knightstone.co.ukInternet address: URL for electronic access to information from <https://in-tendhost.co.uk/knightstone>**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: no

Section II: Object of the contract

II.1. Description**II.1.1. Title attributed to the contract by the contracting authority**

Servicing and Maintenance of Passenger Lifts and Associated Equipment (including framework for lift refurbishment and modernisation).

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: Bath and North-east Somerset, Bristol, Mendip, North Somerset, Sedgmoor, South Gloucestershire, North Gloucestershire, South Somerset, Taunton Deane, West Somerset.

NUTS code UKK23 Somerset, UKK1 Gloucestershire, Wiltshire and Bristol/Bath area

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

Maximum number Envisaged maximum number of participants to the framework agreement : 5

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:

Range: between 480 000 and 720 000 GBP

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

This procurement is being conducted by Knightstone Housing Association, which is the Contracting Authority.

Knightstone Housing Association ('Knightstone') wish to select contractors to carry out servicing and maintenance services and the refurbishment works for passenger lifts as set out in the contract documents at Appendix 2 of the ITT document. The services/works are being tendered using the open (single-stage) procedure in 2 lots ('Lots'), as follows:

1. Lot 1:

5 year term contract for servicing and maintenance of passenger lifts and associated equipment starting 1.3.2016 which may be extended for a further 5 years

2. Lot 2:

4 year framework contract for the refurbishment and modernisation of passenger lifts and associated equipment starting 1.3.2016.

Tenders may be submitted for 1 or both lots and Knightstone will score and award each lot in accordance with Appendix 5 of the ITT document. It is possible for the same tenderer to be awarded in both lots.

As part of the ITT a project brief document is supplied containing background information about Knightstone and a description of the services/works being procured.

The closing deadline for the receipt of tenders is 9:00 on Wednesday, 30.9.2015. Tenders must be submitted via this Knightstone supplier portal.

Important information: This tender is being conducted through the Knightstone supplier portal and all documentation is only available via this portal for which the URL is <https://in-tendhost.co.uk/knightstone>

Suppliers wishing to take part in this tender process are invited to express interest upon which you will be given access to the full tender documentation through this supplier portal.

Submissions must be made via the website. All documents should be uploaded to the website, then be sure to press the red button 'Submit Return'. (You may need to scroll the screen down to see this button). You will then receive a receipt (print and retain a copy of this receipt and this is your confirmation of your submission). The tender status will then confirm your documents have been submitted.

Please allow sufficient time to submit your return as late returns are not permitted.
If you have any problems accessing the documents or any other questions, then please send a message using the correspondence function on the supplier portal.

II.1.6. CPV code(s)

50750000 Lift-maintenance services, 42416100 Lifts, 44115600 Stairlifts, 45313100 Lift installation work

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: 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 programme consists of 77 sites across the Knightstone operating area.

1. Lot 1:

The services delivered by the Lot 1 Contractor will include:

- Periodic servicing and maintenance to vertical passenger lifts, stair-lifts, step-lifts and through-floor lifts,
- Reactive repairs to vertical passenger lifts, stair-lifts, step-lifts and through-floor lifts,
- Supplementary testing as requested by the competent person,
- Planned repairs/upgrades following LOLER reports,
- Annual condition/life expectancy reports for all lifts.

2. Lot 2:

The scope is the repair and/or replacement of major components and full unit replacements, such as the total replacement of the main hoisting machine, hydraulic power pack, door operating gear, control panels, hydraulic ram/piston and lift cars as complete units or full refurbishment.

Planned works to lifts, motor rooms, plant, doors, locks, telephone systems and services and all associated equipment as detailed in the works information.

Estimated value excluding VAT:

Range: between 980 000 and 1 520 000 GBP

II.2.2. Information about options

Options: yes

Description of options: Lot 1 — The contract will be for 5 years and includes an option to extend by up to a further 5 years.

II.2.3. Information about renewals

This contract is subject to renewal: yes

II.3. Duration of the contract or time limit for completion

Start 1.3.2016. Completion 28.2.2021

Information about lots

Lot No: 1

Lot title: Servicing and Maintenance of Passenger Lifts and Associated Equipment

1) Short description

Knightstone is tendering for the provision of a servicing and maintenance term contract for 5 years commencing 1.3.2016. The contract may be extended for up to a further 5 year depending on performance. The details of the requirements is given in the project brief and contract documents, which can be downloaded from the Knightstone supplier portal at <https://in-tendhost.co.uk/knightstone>

2) CPV code(s)

50750000 Lift-maintenance services, 42416100 Lifts, 44115600 Stairlifts, 42419510 Parts of lifts

3) Quantity or scope

The services delivered by the Lot 1 Contractor will include:

- Periodic servicing and maintenance to vertical passenger lifts, stair-lifts, step-lifts and through-floor lifts,
- Reactive repairs to vertical passenger lifts, stair-lifts, step-lifts and through-floor lifts,
- Supplementary testing as requested by the competent person,
- Planned repairs/upgrades following LOLER reports,
- Annual condition/life expectancy reports for all lifts.

Knightstone has lifts in 77 properties within the Knightstone operating area.

The annual contract value is estimated as 50 000 GBP to 80 000 GBP.

The contract value range below includes extensions up to the full 10 years.

Estimated value excluding VAT:

Range: between 500 000 and 800 000 GBP

4) Indication about different time frame or duration

Start 1.3.2016. Completion 28.2.2021

5) Additional information about lots

There is no limitation of the number of lots awarded to 1 tenderer.

The successful Contractor will be expected to co-operate work with the framework suppliers in Lot 2, who will be carrying out planned refurbishment works to the lifts from time to time.

Lot No: 2

Lot title: Framework Contract for the Refurbishment and Modernisation of Passenger Lifts and Associated Equipment

1) Short description

Knightstone is tendering a multiple supplier framework for the provision of planned refurbishment works to lifts. The successful suppliers enter into a framework contract for 4 years.

Knightstone will tender contracts for work packages as required throughout the framework period. Framework suppliers will be required to provide quotations for each work package.

The details of the requirements for this Lot is given in the project brief and the framework contract documents, which can be downloaded from the Knightstone supplier portal at <https://in-tendhost.co.uk/knightstone>

2) CPV code(s)

45313100 Lift installation work, 42416100 Lifts, 44115600 Stairlifts, 50750000 Lift-maintenance services

3) Quantity or scope

The refurbishment programme consists of up to 77 properties with existing lift installations.

The scope is the repair and/or replacement of major components and full unit replacements, such as the total replacement of the main hoisting machine, hydraulic power pack, door operating gear, control panels, hydraulic ram/piston and lift cars as complete units or full refurbishment.

Planned works to lifts, motor rooms, plant, doors, locks, telephone systems and services and all associated equipment as detailed in the works information.

Knightstone is unable to guarantee volumes and as such the contract value range provided is estimated for the framework based on a recent survey carried out by a specialist lift consultancy Movveo. A copy of this report is provided within the tender documents.

Estimated value excluding VAT:

Range: between 480 000 and 720 000 GBP

4) Indication about different time frame or duration

Start 1.3.2016. Completion 28.2.2020

5) Additional information about lots

There is no limitation of the number of lots awarded to 1 tenderer.

The framework suppliers will be expected to co-operate with the successful servicing and maintenance contractor in Lot 1.

Section III: Legal, economic, financial and technical information

III.1. Conditions related to the contract

III.1.1. Deposits and guarantees required

The specific requirements are set out in the tender documentation and may include a parent company guarantee, if required by Knightstone.

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

Payments will be made in arrears on a monthly basis for works completed in accordance with 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

No specific legal form is required. However, if a consortium submits a tender, Knightstone may require the consortium to form a legal entity before entering into a contractual arrangement. Joint and several liability of all consortium members may be required (and/or guarantees and /or undertakings by some or all of the consortium members).

III.1.4. Contract performance conditions

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

Description of particular conditions: For more information on Knightstone's specific requirements, please refer to the contract documents.

Please note that under the Lot 1 contract the Contractor and supply chain will be required to actively participate in skills development, employment and training programmes within the locality of the contract in accordance with Knightstone's employment and skills strategy.

Contractors and supply chains for both lots will be expected to provide added value contributions in order to support community programmes promoted by Knightstone where relevant to the subject of the contract. Accordingly, the performance conditions for the contracts will include social and environmental requirements.

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: Organisations will be expected to complete the evaluation questionnaire, which includes pre qualification questions. This can be downloaded from Knightstone's supplier portal. The minimum pre qualification standards are set out in the invitation to tender.

III.2.2. Economic and financial ability

List and brief description of conditions: Organisations will be expected to complete the evaluation questionnaire, which includes pre qualification questions. This can be downloaded from Knightstone's supplier portal.

Minimum level(s) of standards possibly required: The minimum pre qualification standards are set out in the invitation to tender and Knightstone's financial assessment tool.

III.2.3. Technical and professional ability

List and brief description of conditions:

Organisations will be expected to complete the evaluation questionnaire, which includes pre qualification questions. This can be downloaded from Knightstone's supplier portal.

Minimum level(s) of standards possibly required:

The minimum pre qualification standards are set out in the invitation to tender.

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

IV.1. Type of procedure

IV.1.1. Type of procedure

Open

IV.1.2. Information about the limits on the number of candidates to be invited

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

no

IV.3.3. Conditions for obtaining specifications and additional documents or descriptive document

Time limit for receipt of requests for documents or for accessing documents: 29.9.2015

Payable documents: no

IV.3.4. Time limit for receipt of tenders or requests to participate

30.9.2015

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

Duration in months: 6 (from the date stated for receipt of tender)

IV.3.8. Conditions for opening of tenders

Section VI: Complementary information

VI.1. Information about recurrence

This is a recurrent procurement: yes

Estimated timing for further notices to be published: 1. Lot 1 — Year 2020 or 2025 (if the contract is extended for further 5 years),

2. Lot 2 — Year 2019 or 2020 depending on duration of work packages from this framework.

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

Knightstone Housing Association is part of the Knightstone Housing Group.

I.1) Name, addresses and contact point(s): Further information can be obtained from: Contact point(s): NUTS codes are UKK1, UKK23.

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 minimum 10 calendar day standstill period at the point information on the award of the contracts is communicated to tenderers.

If an appeal regarding the award of the contract has not been successfully resolved, the Public Contracts Regulations 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 (England, Wales and Northern Ireland). Any such action must be started within 30 days beginning with the date when the

aggrieved party first knew or ought to have known that grounds for starting the proceedings had arisen. The Court may extend the time limit for starting proceedings where the Court considers that there is a good reason for doing so but not so as to permit proceedings to be started more than 3 months after that date. Where a contract had not been entered into the Court may order the setting aside of the award decision or order the Contracting Authority to amend any document and may award damages. If the Contract has been entered into the Court may only award damages or where the Contract Award procedures have not been followed correctly declare the Contract to be ineffective.

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

VI.5. Date of dispatch of this notice

26.8.2015