

United Kingdom-Staines: Repair and maintenance services of building installations

OJ S 169/2015 02/09/2015

Contract notice

Works

Directive 2004/18/EC

Section I: Contracting authority

I.1. Name and addresses

Official name: Ability Housing Association

Postal address: The Coach House Gresham Road Stains

Town: Staines

Postal code: TW182AE

Country: United Kingdom

Contact person: www.echelonconsultancy.co.uk/eDocs

For the attention of: Pamela Graham

E-mail: aha@echelonconsultancy.co.uk

Telephone: +44 1707339800

Fax: +44 1707339801

Internet address(es):General address of the contracting authority: <http://www.ability-housing.co.uk>Electronic access to information: <http://www.echelonconsultancy.co.uk/eDocs>**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: no

Section II: Object of the contract

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

Ability Housing Association Intergrated Asset Management Contract.

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

Works

Main site or place of performance: Berkshire 191 properties

South West London 120 properties

Bournemouth and Poole 101 properties

Hampshire 65 properties
Surrey 62 properties
East Sussex 50 properties
West London 28 properties
Swindon ,Wilts 24 properties
West Sussex 23 properties
Oxfordshire 18 properties
Hertfordshire 14 properties
Essex 10 properties
Buckinghamshire 6 properties.
NUTS code UKI London,UKJ South East (England),UKK South West (England)

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 provision of an integrated asset management contract for all Ability Housing stock. The works include:

Responsive Repairs
Void works
Planned works
Cyclical works
Gas servicing and breakdown
Communal heating servicing and repairs
Aids and adaptations.

II.1.6. CPV code(s)

50700000 Repair and maintenance services of building installations, 50720000 Repair and maintenance services of central heating, 45453000 Overhaul and refurbishment work, 45453100 Refurbishment work, 45421151 Installation of fitted kitchens, 45211310 Bathrooms construction work, 45311000 Electrical wiring and fitting work, 45261210 Roof-covering work, 45421100 Installation of doors and windows and related components, 45260000 Roof works and other special trade construction works, 45311100 Electrical wiring work, 45330000 Plumbing and sanitary works, 45451000 Decoration work, 33196200 Devices for the disabled

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 total value of the contract (over the 10-years) is anticipated to be 8 591 000 GBP excluding VAT. The exact figures will be agreed on an annual basis based on the needs of the stock and the available budget taking into account the Governments recent budget announcements.

Planned

yr 2016 537 000 GBP yr 2017 438 000 GBP yr 2018 37 000 GBP yr 2019 355 000 GBP yr
2020 220 000 GBP yr 2021 153 000 GBP yr 2022 215 000 GBP
yr 2023 243 000 GBP yr 2024 301 000 GBP yr 2025 492 000 GBP

Cyclical

yr 2016 -2025 25 000 GBP

Gas

yr2016-2025 70 000 GBP

Responsive

yr2016-2025 415 000 GBP

Voids

yr2016-2025 50 000 GBP

Estimated value excluding VAT: 8 591 000 GBP

II.2.2. Information about options

Options: yes

Description of options: The Contract will be for an initial period of 5 (five) years with an option to extend for a further 5 (five) years with break clauses.

Provisional timetable for recourse to these options:
in months: 60 (from the award of the contract)

II.2.3. Information about renewals

This contract is subject to renewal: yes

Number of possible renewals: 1

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

Duration in months: 120 (from the award of the contract)

Section III: Legal, economic, financial and technical information

III.1. Conditions related to the contract

III.1.1. Deposits and guarantees required

Details of any deposits, guarantees or bonds required by the contracting authority will be set out in the Contract Documents.

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

Details of any financial conditions and payment arrangements required by the contracting authority will be set out in the Contract Documents.

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

Consortium bids must state on their face that the bidding members are a consortium. The Contracting Authority reserves the right to require a lead contractor to undertake primary contractual liability or to require that 1 or more parties are jointly and severally liable.

III.1.4. Contract performance conditions

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

Description of particular conditions: Under the contracts, the Contractor and any supply chain will be required to actively participate in the achievement of social and/or environmental policy objectives relating to recruitment and training and supply chain initiatives. Accordingly, the contract performance conditions will relate in particular to social and/or environmental regeneration conditions.

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: Applicants will be required to complete a pre qualification questionnaire consistent with Directive 107 (1) in the 2015 Public Contracts Regulations. This can be obtained from: <http://www.echelonconsultancy.co.uk/eDocs> and must be returned to the Electronic Submission URL by the date stipulated.

III.2.2. Economic and financial ability

List and brief description of conditions: Applicants will be required to complete a prequalification questionnaire consistent with Directive 107 (1) in the 2015 Public Contracts Regulations. This can be obtained from: <http://www.echelonconsultancy.co.uk/eDocs> and must be returned to the electronic submission URL by the date stipulated.

Minimum level(s) of standards possibly required: As set out in the PQQ: <http://www.echelonconsultancy.co.uk/eDocs>

III.2.3. Technical and professional ability

List and brief description of conditions:

Applicants will be required to complete a prequalification questionnaire consistent with Directive 107 (1) in the 2015 Public Contracts Regulations. This can be obtained from: <http://www.echelonconsultancy.co.uk/eDocs> and must be returned to the electronic submission URL by the date stipulated.

Minimum level(s) of standards possibly required:

As set out in the PQQ: <http://www.echelonconsultancy.co.uk/eDocs>

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 minimum number 5: and Maximum number 7

Objective criteria for choosing the limited number of candidates: A minimum of 5 operators will be invited to tender though the Contracting Authority reserves the right to increase the number of operators to be invited to tenders by 1 or 2, if their scores are closely placed around the cut-off point.

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

AHA/653

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: 28.9.2015 - 12:59
Payable documents: no

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

28.9.2015 - 13:00

IV.3.5. Estimated date of dispatch of invitations to tender or to participate to selected candidates

7.10.2015

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

The Contracting Authority reserves the right to cancel the procurement and not to proceed with the long-term Contract at any stage of the procurement process. The contracting authority also reserves the right not to award a contract. The Contracting Authority nor any person on whose behalf of whom this procurement is undertaken is to be liable for any costs incurred by those expressing an interest or tendering for this contract. Tenderers should note that the provisions of the transfer of undertakings (protection of employment) Regulations 2006 may

apply.

Please note following the Government's 2015 Budget the annual contract value is likely to be reduced once the impact of the reduced rental income has been fully evaluated by AHA.

Although the impact is not fully tangible at this stage some of these budgets could be reduced. AHA are procuring the works as a single contract to achieve economies of scale with a single provider.

VI.4. Procedures for review

VI.4.1. Review body

Official name: Section VI.4.2) below

Body responsible for mediation procedures

Official name: Section VI.4.2) below

VI.4.2. Review procedure

Precise information on deadline(s) for review procedures: The Contracting Authority will allow a period of at least 10 calendar days between the date it gives to candidates of the decision to award the proposed agreement and the date on which it proposes to conclude the agreement. If by midnight on the 2nd working day of the 10 day standstill period, the Contracting Authority receives a request in writing from a candidate as to why it was unsuccessful, the Contracting Authority is required to provide additional information to the candidate. That information must be provided at least 3 working days before the expiry of the 10 days standstill period (though the standstill period may be extended, if it is not possible to provide the information in time). Requests for additional information should be sent to the contact in Section I.1) An aggrieved candidate who claims that it has suffered or risked loss or damage as a result of a breach by the Contracting Authority of its duties under the Public Contract Regulations 2015 may take proceedings in the High Court. Any such proceedings must be brought promptly and in any event within 3

months from the date on which grounds for bringing proceedings first arose (the Court has discretion to extend the period for a good reason). If an appeal regarding the award of a contract has not been successfully resolved the Public Contracts Regulations 2015 (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 brought promptly (generally within 3 months). Where a contract has 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.

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

Official name: Cabinet Office

Postal address: 70 Whitehall

Town: London

Postal code: SW1A 2AS

VI.5. Date of dispatch of this notice

28.8.2015