

**UK-Rothesay: repair and maintenance services**

**OJ S 190/2012 03/10/2012**

**Contract notice**

**Works**

**Directive 2004/18/EC**

**Section I: Contracting authority**

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**I.1. Name and addresses**

Official name: Fyne Homes

Postal address: 81 Victoria Street, Isle of Bute

Town: Rothesay

Postal code: PA20 0AP

Country: United Kingdom

For the attention of: Ms Janet McAlister

Telephone: +44 8456077117

**Internet address(es):**

Address of the buyer profile: [http://www.publiccontractscotland.gov.uk/search/Search\\_AuthProfile.aspx?ID=AA13703](http://www.publiccontractscotland.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: Ms Geraldine McCann

E-mail: [gmccann@ewing-somerville.com](mailto:gmccann@ewing-somerville.com)

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: Ms Geraldine McCann

E-mail: [gmccann@ewing-somerville.com](mailto:gmccann@ewing-somerville.com)

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: Ms Geraldine McCann

E-mail: [gmccann@ewing-somerville.com](mailto:gmccann@ewing-somerville.com)

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**

Fyne Homes - Major & Minor Works - 1.4.2013 - 31.3.2017.

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

Works

Realisation, by whatever means of work, corresponding to the requirements specified by the contracting authorities

Main site or place of performance: Bute, Cowal, Mid-Argyll & Kintyre.

NUTS code UKM3 South Western Scotland

**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 a single operator

**Duration of the framework agreement**

Duration in years: 4

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

Fyne Homes is a registered social landlord with housing stock throughout Argyll and Bute. It is the Association's intention to enter into a Framework Agreement to provide their Major and Minor (Repairs and Capital) Works throughout their housing stock. Fyne Homes wish to appoint one contractor for each Lot, however it is accepted that a single contractor may win more than one area and possibly all areas. The Contract will be divided into the following Lots:

Lot 1 - Bute.

Lot 2 - Cowal.

Lot 3 - Mid-Argyll.

Lot 4 - Kintyre.

Contractors may apply for any combination of Lots.

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=240449](http://www.publiccontractsscotland.gov.uk/Search/Search_Switch.aspx?ID=240449).

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=240449](http://www.publiccontractsscotland.gov.uk/PostBox/Postbox_Explain.aspx?ID=240449).

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)**

50000000 Repair and maintenance services

**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 all 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**

Fyne Homes has 1 400 properties throughout Bute and South Argyll.

Estimated value excluding VAT: 8 000 000 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**

Start 1.4.2013. Completion 31.3.2017

Information about lots

Lot No: 2

Lot title: Cowal

**1) Short description**

The works will comprise the Major and Minor (Repairs and Capital) Works to properties in Cowal.

**2) CPV code(s)**

50000000 Repair and maintenance services

**3) Quantity or scope**

The works will take place to approximately 345 properties.

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

**5) Additional information about lots**

Lot No: 1

Lot title: Bute

**1) Short description**

The works will comprise the Major and Minor (Repairs and Capital) Works to properties in Bute.

**2) CPV code(s)**

50000000 Repair and maintenance services

**3) Quantity or scope**

The works will take place to approximately 517 properties.

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

Duration in months: 48 (from the award of the contract)

**5) Additional information about lots**

Lot No: 3

Lot title: Mid-Argyll

**1) Short description**

The works will comprise the Major and Minor (Repairs and Capital) Works to properties in Mid-Argyll.

**2) CPV code(s)**

50000000 Repair and maintenance services

**3) Quantity or scope**

The works will take place to approximately 280 properties.

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

**5) Additional information about lots**

Lot No: 4

Lot title: Kintyre

**1) Short description**

The works will comprise the Major and Minor (Repairs and Capital) Works to properties in Kintyre.

**2) CPV code(s)**

50000000 Repair and maintenance services

**3) Quantity or scope**

The works will take place to approximately 252 properties.

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

**5) Additional information about lots**

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

**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 Framework Agreement must be able to provide evidence of experience in successfully working on the following types of contract as the Main Contractor in the last 5 years:

1. Kitchen Replacement;
2. Bathroom Replacement;
3. Window and Door Replacement;
4. Electrical Rewiring (full and partial);
5. Gas Heating Installations;
6. Roof Replacements;
7. Reactive Repair Works.

The Contractor must be able to demonstrate that it has carried out all of these work categories on at least three contracts in the last 5 years. The contracts listed do not have to include all work categories in the one contract, but must demonstrate Main Contractor experience of each work category in at least three contracts.

The Contracts put forward must be substantially complete.

The Contractor may sub-contract only a small proportion of each type of work package.

All Gas Engineers employed on the contract must carry the appropriate Gas Safe Qualification.

The Contractor must be a member of NICEIC or SELECT or equivalent.

The Company must be able to provide an in house directly employed call handling facility during normal working hours.

The Company must be able to provide an in house directly employed out of hours call handling facility and directly employed out of hours operatives.

## **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) All candidates must comply with the requirements of the State in which they are established, regarding registration on the professional or trade register.

(6) 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.

(7) 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.

Further information is provided within the Pre Qualification Questionnaire.

### **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 evidence of relevant professional risk indemnity insurance.

(3) 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.

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

Further information is provided within the Pre Qualification Questionnaire.

Minimum level(s) of standards possibly required: Further information is provided within the Pre Qualification Questionnaire.

### **III.2.3. Technical and professional ability**

List and brief description of conditions:

(1) 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.

(2) A check may be carried out by the contracting authority or by a competent official body of the State in which the candidate is established, to verify the technical capacity of the candidate; and if relevant, on the candidates study and research facilities and quality control measures.

(3) A statement of the candidate's technical facilities; measures for ensuring quality; and their study and research facilities.

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

(5) A statement of the technicians or technical services available to the candidate to carry out the work under the contract; or be involved in the production of goods or the provision of services under the contract; particularly those responsible for quality control, whether or not they are independent of the candidate.

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

(7) 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.

Further information is provided within the Pre Qualification Questionnaire.

Minimum level(s) of standards possibly required:

Further information is provided within 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**

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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: and Maximum number 7

#### **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**

31.10.2012 - 12:00

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

19.11.2012

#### **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**

(SC Ref:240449).

### **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**

28.9.2012