

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

OJ S 192/2013 03/10/2013

Contract notice

Works

Directive 2004/18/EC

Section I: Contracting authority

I.1. Name and addresses

Official name: Brent Housing Partnership Ltd
Postal address: Brent Civic Centre, Engineers Way
Town: Wembley
Postal code: HA9 0FJ
Country: United Kingdom
For the attention of: Linda Saunders
E-mail: procurement@bhphousing.co.uk
Telephone: +44 2089372271

Internet address(es):Electronic access to information: www.delta-esourcing.comElectronic submission of tenders and requests to participate: www.delta-esourcing.com:

Tenderbox – 5D272ZSFUG

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: London Borough of Brent

Postal address: Brent Civic Centre, Engineers Way

Town: Wembley

Postal code: HA9 0FJ

Country: United Kingdom

Section II: Object of the contract

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

Planned Maintenance, Responsive Repairs and New Build Contract 2014 - 2024.

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

Works
Execution
NUTS code UKI23 Outer London - West and North West

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)

Repair and maintenance services of building installations. Installation of doors and windows and related components. Bathrooms construction work. Installation of fitted kitchens. Plumbing and sanitary works. Electrical installation work. Decoration work. Roof works and other special trade construction works. Insulation work. Asbestos-removal work. Concrete work. Roof repair and maintenance work. Masonry and bricklaying work. Repainting work. Porches construction work. Miscellaneous repair and maintenance services. Call centre. Repair and maintenance services of electrical building installations. Building construction work. Construction work for multi-dwelling buildings and individual houses. Construction work for houses. Flats construction work. Lot 1 is for the provision of an Integrated Asset Management comprising a Major Works programme – cyclical maintenance including windows and roofs, repairing roofs, brickwork/concrete and carrying out external decorations, domestic electrical testing and rewiring, energy efficiency measures, environmental improvements and replacing kitchens and bathrooms as and when required and a responsive repairs service to all BHP properties across the whole Borough of Brent that may include provision of a repairs call handling service (as an option). Voids may also be added to the service.

Lots 2 and 3 are for the provision of a Major Works programme – cyclical maintenance including windows and roofs, repairing roofs, brickwork/concrete and carrying out external decorations, domestic electrical testing and rewiring, energy efficiency measures, environmental improvements and replacing kitchens and bathrooms as and when required. Lot 2 is for the North and South Wembley, St Raphaels and Stonebridge Wards and Lot 3 for North and South Kilburn, Harlesden and Brentfield Wards.

Lot 4 is for the provision of a responsive repairs service to all BHP properties across the whole Borough of Brent that may include provision of a repairs call handling service (as an option). Voids may also be added to the service.

Applicants should note that whilst BHP intends to invite tenders for Lots 1, 2, 3 and 4, at the conclusion of the procurement process BHP will either (a) make an award in respect of Lot 1 only or (b) make an award in respect of Lots 2, 3 and 4 only.

Lots 5 and 6 are the creation of a framework agreement for the construction of new dwellings on various sites identified within the borough of Brent. Lot 5 will be for projects with a value of up to £1m and Lot 6 for projects with a value over £1m. Under the framework agreement BHP will have the option to call-off contracts with individual contractors as and when projects arise. In addition, other Local Authorities, Registered Providers and Arms Length Management Organisations within the Greater London will also be entitled to call-off contracts under the framework agreement. Applicants should note that, under the framework agreement, neither BHP nor any other entity shall be under any obligation to call-off contracts with contractors. Applicants can apply for all or any of Lots 1 to 6 but, as per the above, Applicants should note that if Lot 1 is awarded Lots 2, 3 and 4 will not be awarded.

A Bidders day will be held at 9:30 am to 12:00 pm on the 17th October in the Grand Hall at the Brent Civic Centre, Engineers Way, HA9 0FJ. More details will be provided in the Pre-Qualification Questionnaire.

II.1.6. CPV code(s)

50700000 Repair and maintenance services of building installations, 45421100 Installation of doors and windows and related components, 45211310 Bathrooms construction work, 45421151 Installation of fitted kitchens, 45330000 Plumbing and sanitary works, 45310000 Electrical installation work, 45451000 Decoration work, 45260000 Roof works and other special trade construction works, 45320000 Insulation work, 45262660 Asbestos-removal work , 45262300 Concrete work, 45261900 Roof repair and maintenance work, 45262500 Masonry and bricklaying work, 45442180 Repainting work, 45211320 Porches construction work, 50800000 Miscellaneous repair and maintenance services, 79512000 Call centre, 50711000 Repair and maintenance services of electrical building installations, 45210000 Building construction work, 45211000 Construction work for multi-dwelling buildings and individual houses, 45211100 Construction work for houses, 45211341 Flats construction 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

Estimated Value:

— Lot 1 – Integrated Asset Management Contract - GBP 18 300 000 per annum (for the first five years).

— Lot 2 – Major Works Area 1 – GBP 7 000 000 per annum (for the first five years).

— Lot 3 – Major Works Area 2 – GBP 5 500 000 per annum (for the first five years).

— Lot 4 - Responsive Repairs – GBP 5 800 000 per annum.

— Lot 5 – Development Framework (<GBP 1 m) - GBP 2 700 000 per annum.

— Lot 6 – Development Framework (>GBP 1 m) - GBP 8 100 000 per annum.

Total annual value years 1 to 5 = GBP 29 100 000.

Total annual value years 6 to 10 = GBP 13 600 000.

Total 10 year values per lot:

Lot 1 = GBP 158 500 000.

Lot 2 = GBP 53 500 000.

Lot 3 = GBP 48 000 000.

Lot 4 = GBP 58 000 000.

Total 5 years values per Lot:

Lot 5 = GBP 13 500 000.

Lot 6 = GBP 40 500 000.

Total value = GBP 213 500 000.

Bidders should note that the estimated values given for Lots 5 and 6 are based on BHP's current anticipated requirements. This value may increase if other Local Authorities, Registered Providers and ALMOs decide to join and call off under the framework agreement.

All rates pa including VAT (where applicable).

Estimated value excluding VAT: 213 500 000 GBP

II.2.2. Information about options

Options: yes

Description of options: Any Contract awarded in respect of Lot 1, 2, 3 or 4 will be for an initial period of 5 years with an option to extend for a further 5 years at BHP's discretion. The Contract will give BHP the right to terminate the Contract for the contractor's poor / non-performance.

Under the terms of each Contract, BHP will retain the option to develop an alternative delivery model (such as a Joint Venture or a Wholly Owned Subsidiary delivery structure) with the appointed contractor during the term of the Contract).

II.2.3. Information about renewals

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

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

Information about lots

Lot No: 1

Lot title: Integrated Asset Management

1) Short description

Lot 1 is for the provision of an Integrated Asset Management comprising a Major Works programme – cyclical maintenance including windows and roofs, repairing roofs, brickwork /concrete and carrying out external decorations, domestic electrical testing and rewiring, energy efficiency measures, environmental improvements and replacing kitchens and bathrooms as and when required and a responsive repairs service to all BHP properties across the whole Borough of Brent that may include provision of a repairs call handling service (as an option). Voids may also be added to the service.

2) CPV code(s)

50700000 Repair and maintenance services of building installations, 45421100 Installation of doors and windows and related components, 45451000 Decoration work, 45260000 Roof works and other special trade construction works, 45261900 Roof repair and maintenance work, 45442180 Repainting work, 45211310 Bathrooms construction work, 45421151 Installation of fitted kitchens, 45330000 Plumbing and sanitary works, 45310000 Electrical installation work, 45211320 Porches construction work, 45262660 Asbestos-removal work, 45262300 Concrete work, 45262500 Masonry and bricklaying work, 45320000 Insulation work, 50800000 Miscellaneous repair and maintenance services, 79512000 Call centre, 50711000 Repair and maintenance services of electrical building installations

3) Quantity or scope

Integrated Asset Management Contract - 18 300 000 GBP per annum (for the first five years).
158 500 000 GBP over 10 years.
Estimated value excluding VAT: 158 500 000 GBP

4) Indication about different time frame or duration

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

5) Additional information about lots

Applicants can apply for all or any of Lots 1 to 6 but, Applicants should note that if Lot 1 is awarded Lots 2, 3 and 4 will not be awarded.

Lot No: 2

Lot title: Major Works Area 1

1) Short description

For the provision of a Major Works programme – cyclical maintenance including windows and

roofs, repairing roofs, brickwork/concrete and carrying out external decorations, domestic electrical testing and rewiring, energy efficiency measures, environmental improvements and replacing kitchens and bathrooms as and when required. Lot 2 is for the North and South Wembley, St Raphaels and Stonebridge Wards.

2) CPV code(s)

50700000 Repair and maintenance services of building installations, 45421100 Installation of doors and windows and related components, 45211310 Bathrooms construction work, 45421151 Installation of fitted kitchens, 45330000 Plumbing and sanitary works, 45451000 Decoration work, 45262660 Asbestos-removal work, 45262300 Concrete work, 45211320 Porches construction work, 45260000 Roof works and other special trade construction works, 45261900 Roof repair and maintenance work, 45262500 Masonry and bricklaying work, 45442180 Repainting work, 45310000 Electrical installation work, 45320000 Insulation work

3) Quantity or scope

7 000 000 GBP per annum (for the first five years).
Estimated value excluding VAT: 53 500 000 GBP

4) Indication about different time frame or duration

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

5) Additional information about lots

Applicants can apply for all or any of Lots 1 to 6 but, as per the above, Applicants should note that if Lot 1 is awarded Lots 2, 3 and 4 will not be awarded.

Lot No: 3

Lot title: Major Works Area 2

1) Short description

For the provision of a Major Works programme – cyclical maintenance including windows and roofs, repairing roofs, brickwork/concrete and carrying out external decorations, domestic electrical testing and rewiring, energy efficiency measures, environmental improvements and replacing kitchens and bathrooms as and when required. Lot 3 for North and South Kilburn, Harlesden and Brentfield Wards.

2) CPV code(s)

50700000 Repair and maintenance services of building installations, 45421100 Installation of doors and windows and related components, 45211310 Bathrooms construction work, 45421151 Installation of fitted kitchens, 45330000 Plumbing and sanitary works, 45211320 Porches construction work, 45310000 Electrical installation work, 45320000 Insulation work, 45451000 Decoration work, 45262660 Asbestos-removal work, 45262300 Concrete work, 45260000 Roof works and other special trade construction works, 45261900 Roof repair and maintenance work, 45262500 Masonry and bricklaying work, 45442180 Repainting work

3) Quantity or scope

5 500 000 GBP per annum (for the first five years).
Estimated value excluding VAT: 48 000 000 GBP

4) Indication about different time frame or duration

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

5) Additional information about lots

Applicants can apply for all or any of Lots 1 to 6 but, as per the above, Applicants should note that if Lot 1 is awarded Lots 2, 3 and 4 will not be awarded.

Lot No: 4

Lot title: Responsive Repairs

1) Short description

for the provision of a responsive repairs service to all BHP properties across the whole Borough of Brent that may include provision of a repairs call handling service (as an option). Voids may also be added to the service.

2) CPV code(s)

50700000 Repair and maintenance services of building installations, 50800000 Miscellaneous repair and maintenance services, 50711000 Repair and maintenance services of electrical building installations, 79512000 Call centre

3) Quantity or scope

5 800 000 GBP per annum.
Estimated value excluding VAT: 58 000 000 GBP

4) Indication about different time frame or duration

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

5) Additional information about lots

Applicants can apply for all or any of Lots 1 to 6 but, as per the above, Applicants should note that if Lot 1 is awarded Lots 2, 3 and 4 will not be awarded.

Lot No: 5

Lot title: New Build Framework 1

1) Short description

A framework agreement for the construction of new dwellings on various sites identified within the borough of Brent. Lot 5 will be for projects with a value of up to 1m GBP. Under the framework agreement BHP will have the option to call-off contracts with individual contractors as and when projects arise. In addition, other Local Authorities, Registered Providers and Arms Length Management Organisations within the Greater London will also be entitled to call-off contracts under the framework agreement. Applicants should note that, under the framework agreement, neither BHP nor any other entity shall be under any obligation to call-off contracts with contractors.

2) CPV code(s)

45210000 Building construction work, 45211000 Construction work for multi-dwelling buildings and individual houses, 45211100 Construction work for houses, 45211341 Flats construction work

3) Quantity or scope

2 700 000 GBP per annum.
Estimated value excluding VAT: 13 500 000 GBP

4) Indication about different time frame or duration

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

5) Additional information about lots

This is a framework agreement for the construction of new dwellings on various sites identified within the borough of Brent. Lot 5 will be for projects with a value of up to 1m GBP.

Lot No: 6

Lot title: New Build Framework 2

1) Short description

A framework agreement for the construction of new dwellings on various sites identified within the borough of Brent. Lot 6 will be for projects with a value over 1m GBP. Under the framework agreement BHP will have the option to call-off contracts with individual contractors as and when projects arise. In addition, other Local Authorities, Registered Providers and Arms Length Management Organisations within the Greater London will also be entitled to call-off contracts under the framework agreement. Applicants should note that, under the framework agreement, neither BHP nor any other entity shall be under any obligation to call-off contracts with contractors.

2) CPV code(s)

45210000 Building construction work, 45211000 Construction work for multi-dwelling buildings and individual houses, 45211100 Construction work for houses, 45211341 Flats construction work

3) Quantity or scope

8 100 000 GBP per annum.

Estimated value excluding VAT: 40 500 000 GBP

4) Indication about different time frame or duration

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

5) Additional information about lots

This is a framework agreement for the construction of new dwellings on various sites identified within the borough of Brent. Lot 6 will be for projects with a value of over 1m GBP.

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 one or more parties are jointly and severally liable that the bidding members are a consortium.

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 2004/18/EC. The questionnaire is available from the address given in at Section I.1) and must be returned to Electronic Submission URL by the date stipulated at Section IV.3.4).

III.2.2. Economic and financial ability

List and brief description of conditions: Applicants will be required to complete a pre-qualification questionnaire consistent with Directive 2004/18/EC. The questionnaire is available from the address given in at Section I.1) and must be returned by Electronic Submission URL by the date stipulated at Section IV.3.4).

III.2.3. Technical and professional ability

List and brief description of conditions:

Applicants will be required to complete a pre-qualification questionnaire consistent with Directive 2004/18/EC. The questionnaire is available from the address given in at Section I.1) and must be returned by Electronic Submission URL by the date stipulated at Section IV.3.4).

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 8

Objective criteria for choosing the limited number of candidates: The 5-8 highest ranked providers for each Lot will be invited to tender, subject to the requirements, criteria etc in the PQQ evaluation documents.

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: 29.10.2013 - 17:00

Payable documents: no

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

30.10.2013 - 12:00

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

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 considers that this contract may be suitable for economic operators that are small or medium enterprises (SMEs). However, any selection of tenderers will be based solely on the criteria set out for the procurement, and the contract will be awarded on the basis of the most economically advantageous tender.

The contracting authority reserves the right to cancel the procurement and not to proceed with the contracts or framework agreement at any stage of the procurement process. The contracting authority also reserves the right not to award any contract or framework agreement or to award a contract or framework agreement for part or parts of the works only. Further, award of a contract or appointment to the framework agreement is not a guarantee of any fixed amount of work.

The contracting authority will not, under any circumstances, reimburse any expense incurred by Applicants in preparing their PQQ or tender submissions.

For more information about this opportunity, please visit the Delta eSourcing portal at:

<https://www.delta-esourcing.com/tenders/UK-UK-Wembley:-Repair-and-maintenance-services-of-building-installations./5D272ZSFUG>

To respond to this opportunity, please click here:

<https://www.delta-esourcing.com/respond/5D272ZSFUG>

GO Reference: GO-2013930-PRO-5163973

VI.4. Procedures for review

VI.4.1. Review body

Official name: High Court (England, Wales and Northern Ireland).Royal Courts of Justice
Postal address: Strand
Town: London
Postal code: WC2A 2LL
Country: United Kingdom
Telephone: +44 2079476000

Body responsible for mediation procedures

Official name: Brent Housing Partnership Ltd
Postal address: Brent Civic Centre, Engineers WayPostal code: HA9 0FJ
Country: United Kingdom
Telephone: +44 2089372271
Internet address: www.bhphousing.co.uk

VI.4.2. Review procedure

Precise information on deadline(s) for review procedures: The contracting authority will observe a minimum 10 calendar day standstill period running from the day after communication to tenderers of the authority's intended award decision. This is to allow unsuccessful tenderers to obtain further information before the contract is entered into. There is no right of appeal to the contracting authority and instead the UK Public Contracts Regulations 2006 (as amended) provide for an aggrieved party to apply to the High Court of England and Wales concerning any alleged breach of the 2006 Regulations. Any such action must be brought within 30 days of knowledge of the alleged breach unless an extension is granted by the courts. Full information regarding appeals can be obtained from the body responsible for the appeal procedure detailed in VI.4.1).

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

Official name: Brent Housing Partnership Ltd
Country: United Kingdom

VI.5. Date of dispatch of this notice

30.9.2013