

United Kingdom-Spennymoor: Construction work
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: Livin Housing Limited
Postal address: Farrell House, Arlington Way, DurhamGate, Co Durham
Town: Spennymoor
Postal code: DL16 6NL
Country: United Kingdom
For the attention of: Jade McHale
Telephone: +44 8455055500
Fax: +44 1388824103

Internet address(es):

General address of the contracting authority: www.livin.co.uk
Address of the buyer profile: http://www.mytenders.org/search/Search_AuthProfile.aspx?ID=AA21007

Additional information can be obtained from:

Official name: Artis Consulting Ltd
Postal address: 25B Broadchare
Town: Newcastle upon Tyne
Postal code: NE1 3DQ
Country: United Kingdom
For the attention of: Martin Round
E-mail: martin.round@livin.co.uk
Telephone: +44 1913401282
Internet address: www.livin.co.uk

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

Official name: Artis Consulting Ltd
Postal address: 25B Broadchare
Town: Newcastle upon Tyne
Postal code: NE1 3DQ
Country: United Kingdom
For the attention of: Martin Round
E-mail: martin.round@livin.co.uk
Telephone: +44 1913401282
Internet address: www.livin.co.uk

Tenders or requests to participate must be submitted: Official name: Livin Housing Limited
Postal address: Farrell House, Arlington Way, DurhamGate, Co Durham
Town: Spennymoor
Postal code: DL16 6NL
Country: United Kingdom
For the attention of: Chief Executive

E-mail: procurement@lavin.co.uk

Telephone: +44 8455055500

Fax: +44 1388824103

Internet address: www.lavin.co.uk

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

Construction Related Services.

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

Works

Design and execution

Main site or place of performance: United Kingdom.

NUTS code UKC North East (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)

lavin is a homes and communities organisation operating primarily in the south of County Durham, currently managing in excess of 8 500 domestic properties, 2 604 domestic garages, associated hard and soft landscaped areas and external works to retail units. In addition to providing homes, lavin strive to improve lives, and build strong and sustainable communities. lavin wish to procure a contractor or contractors to provide repairs and maintenance and cyclical maintenance including voids, gas servicing and repairs and planned capital works. As part of the service, the successful contractor under Lots 1 and 3, will be required to provide a 'total asset management solution', including but not limited to the provision of asbestos surveys, EPCs, structural surveys, planning and building control applications, building surveying services, including party wall surveys, electrical testing, section 20 leaseholder notices and other services required to provide asset management support. The successful contractor(s) will also be required to provide tenant liaison services. It is anticipated that the contract duration will be for 10 years with relevant break points.

It is lavins preference to appoint a contractor for each of the three work streams, however if the procurement process identifies greater service delivery and added value by combining these, then this shall be considered.

It is anticipated that the total value of the contract for Lots 1, 2 and 3 over the 10 year period will be in the region of GBP 150 000 000 to GBP 200 000 000 exc Vat. Works value is based upon current information, which may be subject to change.

The scope of those works includes, but is not limited to:

Lot 1 - Responsive and cyclical: works to the livin asset portfolio, including responsive repairs (including out of hours) and maintenance works, voids, one off component replacements, aids and adaptations, decants, damp proofing works, pest control, security board ups, fencing and pathways, snow clearance and gritting.

Cyclical works include, but not limited to, water borne management (legionella) LPG heating maintenance, external redecoration, warm air heating maintenance, solid fuel appliance maintenance, air source heat pump maintenance, lift maintenance (including stair and passenger lifts), door entry systems maintenance, fire alarm maintenance, fire extinguisher maintenance, emergency lighting maintenance, intruder alarm maintenance, cleaning and maintenance of flat roof gutters, window cleaning, maintenance of CCTV systems, PAT testing, smoke detector maintenance and periodic electrical inspections

Provision of asset management support services including but not limited to the provision of asbestos surveys and removal, EPCs, structural surveys, planning and building control applications, building surveying services, electrical testing services, property MOT's, empty property/mortgage rescue surveys and other services required to provide total asset management support. The provider will need to provide ICT support as required, to support the delivery of services and exchange/interface service information within livin, including the provision of an out of hours call centre.

Lot 2 - Gas and solid fuel servicing and repairs: gas servicing (domestic and commercial), including annual inspections and safety certification and maintenance and repairs, including out of hours.

Works may also include surveys of existing systems to identify faults and failure trends. Works will include repair of full central heating systems, including radiators, distribution pipework, valves and heating controls.

Lot 3 - Planned capital: works to the livin asset portfolio, including kitchen replacements, bathroom replacements, internal and external redecoration, heating installations, electrical upgrades, communal redecoration, window replacements, door replacements, roof renewals, external repairs, door entry installations, insulation works, insurance-related works, work associated with solar power generation, utility saving activities, general green technology, public highway replacements, environmental improvements, asbestos surveys and removals, any other construction related works required to maintain the asset, adaptations generally. livin reserve the right to include one off replacements within this Lot.

Provision of asset management support services including but not limited to the provision of asbestos surveys and removal, EPCs, structural surveys, planning and building control applications, building surveying services, electrical testing services and other services required to provide total asset management support.

NOTE: To register your interest in this notice and obtain any additional information please visit the myTenders Web Site at http://www.myTenders.org/Search/Search_Switch.aspx?ID=108716

II.1.6. CPV code(s)

45000000 Construction work, 45100000 Site preparation work, 45200000 Works for complete or part construction and civil engineering work, 45210000 Building construction work, 45260000 Roof works and other special trade construction works, 45300000 Building installation work, 45310000 Electrical installation work, 45320000 Insulation work, 45330000 Plumbing and sanitary works, 45340000 Fencing, railing and safety equipment installation work, 45350000 Mechanical installations, 45400000 Building completion work, 45410000 Plastering work, 45420000 Joinery and carpentry installation work, 45430000 Floor and wall covering work, 45440000 Painting and glazing work, 45450000 Other building completion work, 50000000 Repair and maintenance services, 50531100 Repair and maintenance services of

boilers, 50531200 Gas appliance maintenance services, 50700000 Repair and maintenance services of building installations, 50710000 Repair and maintenance services of electrical and mechanical building installations, 50720000 Repair and maintenance services of central heating, 60180000 Hire of goods-transport vehicles with driver, 71000000 Architectural, construction, engineering and inspection services, 71314300 Energy-efficiency consultancy services, 71500000 Construction-related services, 71600000 Technical testing, analysis and consultancy services, 79340000 Advertising and marketing services, 79512000 Call centre, 90000000 Sewage, refuse, cleaning and environmental services, 90640000 Gully cleaning and emptying services, 90650000 Asbestos removal services, 90690000 Graffiti removal services, 90910000 Cleaning services, 50750000 Lift-maintenance services, 71312000 Structural engineering consultancy services, 71315300 Building surveying services

II.1.7. Information about the Government Procurement Agreement (GPA)

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

It is anticipated that the total value of the contract over the 10 year period will be in the region of GBP150,000,000 to GBP200,000,000 exc Vat. Works value is based upon current information, which may be subject to change.

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 1.4.2015. Completion 31.3.2025

Information about lots

Lot No: 1

Lot title: Repairs and Maintenance and Cyclical Maintenance, including Voids

1) Short description

Responsive and cyclical: works to the living asset portfolio, including responsive repairs (including out of hours) and maintenance works, voids, one off component replacements, aids and adaptations, decants, damp proofing works, pest control, security board ups, fencing and pathways, snow clearance and gritting.

Cyclical works include, but not limited to, water borne management (legionella) LPG heating maintenance, external redecoration, warm air heating maintenance, solid fuel appliance maintenance, air source heat pump maintenance, lift maintenance (including stair and passenger lifts), door entry systems maintenance, fire alarm maintenance, fire extinguisher maintenance, emergency lighting maintenance, intruder alarm maintenance, cleaning and maintenance of flat roof gutters, window cleaning, maintenance of CCTV systems, PAT testing, smoke detector maintenance and periodic electrical inspections

Provision of asset management support services including but not limited to the provision of

asbestos surveys and removal, EPCs, structural surveys, planning and building control applications, building surveying services, electrical testing services, property MOT's, empty property/mortgage rescue surveys and other services required to provide total asset management support .The provider will need to provide ICT support as required, to support the delivery of services and exchange/interface service information within livin, including the provision of an out of hours callcentre.

2) CPV code(s)

50700000 Repair and maintenance services of building installations, 45000000 Construction work, 45100000 Site preparation work, 45200000 Works for complete or part construction and civil engineering work, 45260000 Roof works and other special trade construction works, 45300000 Building installation work, 45310000 Electrical installation work, 45320000 Insulation work, 45330000 Plumbing and sanitary works, 45340000 Fencing, railing and safety equipment installation work, 45400000 Building completion work, 45410000 Plastering work, 45420000 Joinery and carpentry installation work, 45430000 Floor and wall covering work, 45440000 Painting and glazing work, 45450000 Other building completion work, 50000000 Repair and maintenance services, 50531100 Repair and maintenance services of boilers, 50700000 Repair and maintenance services of building installations, 50710000 Repair and maintenance services of electrical and mechanical building installations, 50750000 Lift-maintenance services, 60180000 Hire of goods-transport vehicles with driver, 71000000 Architectural, construction, engineering and inspection services, 71312000 Structural engineering consultancy services, 71314300 Energy-efficiency consultancy services, 71315300 Building surveying services, 71500000 Construction-related services, 71600000 Technical testing, analysis and consultancy services, 79340000 Advertising and marketing services, 79512000 Call centre, 90000000 Sewage, refuse, cleaning and environmental services, 90640000 Gully cleaning and emptying services, 90650000 Asbestos removal services, 90650000 Asbestos removal services, 90910000 Cleaning services

3) Quantity or scope

It is anticipated the duration of the contract will be 10 years, with relevant break points, with a value range of GBP 50m to GBP 80m, exc VAT, over the 10 year period.

4) Indication about different time frame or duration

5) Additional information about lots

Lot No: 2

Lot title: Gas Servicing and Repairs

1) Short description

Gas and solid fuel servicing and repairs: gas servicing (domestic and commercial), including annual inspections and safety certification and maintenance and repairs, including out of hours. Works may also include surveys of existing systems to identify faults and failure trends. Works will include repair of full central heating systems, including radiators, distribution pipework, valves and heating controls.

2) CPV code(s)

50531100 Repair and maintenance services of boilers, 50531200 Gas appliance maintenance services, 50720000 Repair and maintenance services of central heating

3) Quantity or scope

It is anticipated the duration of the contract will be 10 years, with relevant break poits, with a value range of GBP 7m to GBP 10m, exc VAT, over the 10 year period.

4) Indication about different time frame or duration

5) Additional information about lots

Lot No: 3

Lot title: Planned Capital Works

1) Short description

Planned capital:works to the livin asset portfolio, including kitchen replacements, bathroom replacements, internal and external redecoration, heating installations, electrical upgrades, communal redecorations, window replacements, door replacements, roof renewals, external repairs, door entry installations, insulation works, insurance-related works, work associated with solar power generation, utility saving activities, general green technology, public highway replacements, environmental improvements, asbestos surveys and removals, any other construction related works required to maintain the asset, adaptations generally. livin reserve the right to include one off replacements within this Lot.

Provision of asset management support services including but not limited to the provision of asbestos surveys and removal, EPCs, structural surveys, planning and building control applications, building surveying services, electrical testing services and other services required to provide total asset management support.

2) CPV code(s)

45000000 Construction work, 45100000 Site preparation work, 45200000 Works for complete or part construction and civil engineering work, 45210000 Building construction work, 45300000 Building installation work, 45310000 Electrical installation work, 45320000 Insulation work, 45330000 Plumbing and sanitary works, 45340000 Fencing, railing and safety equipment installation work, 45350000 Mechanical installations, 45400000 Building completion work, 45410000 Plastering work, 45420000 Joinery and carpentry installation work, 45430000 Floor and wall covering work, 45440000 Painting and glazing work, 45450000 Other building completion work, 60180000 Hire of goods-transport vehicles with driver, 71000000 Architectural, construction, engineering and inspection services, 71312000 Structural engineering consultancy services, 71314300 Energy-efficiency consultancy services, 71315300 Building surveying services, 71500000 Construction-related services, 71600000 Technical testing, analysis and consultancy services, 79340000 Advertising and marketing services, 90000000 Sewage, refuse, cleaning and environmental services, 90650000 Asbestos removal services, 90910000 Cleaning services

3) Quantity or scope

It is anticipated the duration of the contract will be 10 years, with relevant break points, with a value range of GBP 80m to GBP 100m, exc VAT, over the 10 year period.

4) Indication about different time frame or duration

5) Additional information about lots

Section III: Legal, economic, financial and technical information

III.1. Conditions related to the contract

III.1.1. Deposits and guarantees required

Details of deposits, guarantees and other forms of appropriate security which may be required will be set out in the PQQ and Invitation to Tender.

III.1.2.

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

Interim Payments

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

livin may require a grouping of economic operators, if successful, to assume joint and several liability for contract performance or may require parent company guarantee and/or other forms of appropriate security to be given.

III.1.4. Contract performance conditions

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

Description of particular conditions: The services provider(s) and its supply chain will be required to actively participate in the delivery of social and/or environmental policy objectives set out in the Corporate Plan, as well as those relating to customer involvement, recruitment, employment training, community and environmental sustainability and supply chain initiatives and to support delivery of strategic goals. This may include other value added contributions by the service provider(s) and its supply chain in order to support community programmes and initiatives promoted by livin.

In addition, livin wishes to engage with suppliers who will deliver innovation to drive up service quality and efficiency, thereby providing value for money for livin's business and its customers.

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.

(8) 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.

(9) 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 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.

Applicants will be required to complete a Pre Qualification Questionnaire (PQQ). This PQQ will be issued electronically and must be returned by the date stipulated in IV.3.4

Minimum level(s) of standards possibly required: Minimum levels of standards required are set out in the PQQ

III.2.3. Technical and professional ability

List and brief description of conditions:

Applicants will be required to complete a Pre Qualification Questionnaire (PQQ). This PQQ will be issued electronically and must be returned by the date stipulated in IV.3.

Minimum level(s) of standards possibly required:

Minimum levels of standards required are set out in the PQQ.

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 number of candidates: 6

Objective criteria for choosing the limited number of candidates: The 6 highest scoring PQQ bidders per Lot, who satisfy the minimum requirements, will be shortlisted to tender.

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

livin/Assets/037

IV.3.2. Previous publication concerning this procedure

Prior information notice

Notice number in the OJ S: [2013/S 178-306410](#) of 13.9.2013

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

1.11.2013 - 12:00

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

4.4.2014

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

VI.2. Information about European Union funds

VI.3. Additional information

livin reserves the right, subject to the provisions of the Public Contracts Regulations 2006 (as amended by the Public Contracts (Amendment) Regulations 2009 and the Public Procurement (Miscellaneous Amendments) Regulations 2011) and other rules governing public procurement, to change without notice the basis of any part of the procurement process or to cancel the procurement at any time and not to proceed with the award of any contract at any stage of the procurement process.

livin will not guarantee any minimum amount of work in any 1 financial period

Tenderers should note that the provisions of the Transfer of Undertakings (Protection of Employment) Regulations 2006 (as amended, re-enacted or consolidated) will apply to this Contract

(MT Ref:108716)

VI.4. Procedures for review

VI.4.1. Review body

Official name: livin Housing Ltd

Postal address: Farrell House, Arlington Way, DurhamGate, County Durham

Town: Spennymoor,

Postal code: DL16 6NL

Country: United Kingdom

VI.4.2. Review procedure

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

VI.5. Date of dispatch of this notice

1.10.2013