

United Kingdom-Belfast: Repair and maintenance services of central heating

OJ S 147/2018 02/08/2018

Contract notice

Services

Legal Basis:

Directive 2014/24/EU

Section I: Contracting authority

I.1. Name and addresses

Official name: Clanmil Housing Association Ltd for itself and on behalf of Abbeyfield & Wesley Housing Association Ltd and Connswater Homes Ltd

Postal address: Clanmil Housing Northern Whig House 3 Waring Street

Town: Belfast

NUTS code: UKN Northern Ireland

Postal code: BT1 2DX

Country: United Kingdom

E-mail: procurement@clanmil.org.uk

Telephone: +44 90876000

Internet address(es):

Main address: www.clanmil.org.uk

I.1. Name and addresses

Official name: Clanmil Housing Association Limited

National registration number: Industrial and Provident Society Number IP136

Postal address: Northern Whig House 3 Waring Street

Town: Belfast

NUTS code: UKN Northern Ireland

Postal code: BT1 2DX

Country: United Kingdom

Contact person: Kevin Logan

E-mail: procurement@clanmil.org.uk

Telephone: +44 90876000

Internet address(es):

Main address: www.clanmil.org.uk

I.1. Name and addresses

Official name: Abbeyfield & Wesley Housing Association Limited

National registration number: Industrial and Provident Society Number IP244

Postal address: 2 Wesley Court

Town: Carrickfergus

NUTS code: UKN Northern Ireland

Postal code: BT38 8HS

Country: United Kingdom

Contact person: K Logan

E-mail: procurement@clanmil.org.uk

Internet address(es):

Main address: www.abbeyfieldwesley.org.uk

I.1. Name and addresses

Official name: Connswater Homes Limited
National registration number: Industrial and Provident Society Number IP166
Postal address: 5c, Citylink Business Park, Albert Street
Town: Belfast
NUTS code: UKN Northern Ireland
Postal code: BT12 4HQ
Country: United Kingdom
Contact person: K Logan
E-mail: procurement@clanmil.org.uk
Internet address(es):
Main address: www.connswater.org.uk

I.1. Name and addresses

Official name: Craigowen Housing Association
Postal address: Strand Studios, 150 Holywood Road
Town: Belfast
NUTS code: UKN Northern Ireland
Postal code: BT4 1NY
Country: United Kingdom
Contact person: K Logan
E-mail: procurement@clanmil.org.uk
Internet address(es):
Main address: www.clanmil.org.uk

I.2. Information about joint procurement

The contract involves joint procurement

I.3. Communication

The procurement documents are available for unrestricted and full direct access, free of charge, at: <https://e-sourcingni.bravosolution.co.uk/web/login.shtml>
Additional information can be obtained from the abovementioned address
Tenders or requests to participate must be submitted electronically via: <https://e-sourcingni.bravosolution.co.uk/web/login.shtml>
Tenders or requests to participate must be submitted to the abovementioned address

I.4. Type of the contracting authority

Body governed by public law

I.5. Main activity

Housing and community amenities

Section II: Object

II.1. Scope of the procurement

II.1.1. Title

Measured Term Contract for Servicing and Response Maintenance to Heating Systems for Social Housing
Reference number: TEN/249

II.1.2.

Main CPV code

50720000 Repair and maintenance services of central heating

II.1.3. Type of contract

Services

II.1.4. Short description

The scope of service/works will encompass the undertaking of periodic inspections: routine servicing, maintenance, testing and certification, 24/7 responsive call-outs and repairs to breakdowns during and outside of normal working hours, provision/installation of replacement components of heating systems of social housing blocks, schemes, commercial properties, general needs housing & apartments and offices, managed by the 3 Contracting Authorities (Clanmil Housing Association, Abbeyfield and Wesley, Connswater Homes) Services will also be required for those organisations whom the Associations may have Service Level Agreements with, one such example being Craigowen Housing Association.

The service/works will be required throughout the whole of Northern Ireland. 1 service provider will be appointed to undertake the service/works by means of separate contracts with each of the Contracting Authorities.

II.1.5. Estimated total value

Value excluding VAT: 8 000 000,00 GBP

II.1.6. Information about lots

This contract is divided into lots: no

II.2. Description**II.2.2. Additional CPV code(s)**

50710000 Repair and maintenance services of electrical and mechanical building installations

II.2.3. Place of performance

NUTS code: UKN Northern Ireland

II.2.4. Description of the procurement

The scope of service/works will encompass the undertaking of periodic inspections: routine servicing, maintenance, testing and certification, 24/7 responsive call-outs and repairs to breakdowns during and outside of normal working hours; provision/installation of replacement components heating systems of social housing blocks, schemes, commercial properties, general needs housing & apartments and offices, managed by the 3 Contracting Authorities. 1 service provider will be appointed to undertake the service/works with separate contracts with each of the Contracting Authorities.

Key characteristics of the contract are likely to be, but are not limited to:

- an initial term of 3 years, with an option for the Contracting Authorities to extend for up to two further periods of 2 years each, subject to performance reviews, (3+2+2),
- IT software/system integration and full interfacing including CRM, asset management systems, real time working, data collection and reporting is desirable,
- provisions requiring delivery of a customer focused service and showing commitment to providing value for money to the Contracting Authorities and their residents, and all other customers and must be responsive to achieve collaborative working practices, innovation and continuous improvement,
- provisions for regular monthly, quarterly and annual performance meetings reviews: early termination and also meeting, maintaining and improving on Key Performance Indicators and the development of year on year efficiency savings, and

— provisions requiring commitment to social value and delivery of community development initiatives and programmes.

Further information relating to the installations, properties and schemes will be included in the procurement documents.

The proposed scope of services to be delivered is to be further defined within the procurement documents. Economic operators are advised that the terms of the Transfer of Undertakings (Protection of Employment) Regulations 2006 (TUPE) may apply to the existing workforce employed by the incumbent contractor in relation to the service/works to be performed by the successful economic operator under the proposed new contracts. Further information relating to the TUPE details of the incumbent's own workforce will, if and to the extent available, be provided in the procurement documentation.

Economic operators should note that the estimated value given below is based on the Contracting Authorities historical/current expenditure and the number of properties and schemes currently included within its stock portfolio. This value may increase in the event that the Contracting Authorities acquires additional properties during the contracts' term and requires the service/works covered by the contracts to be performed at such properties. Additional properties may include without limitation residential properties (however obtained whether through a merger or acquisition or other means), commercial properties, or corporate facilities managed by the Contracting Authorities. The Contracting Authorities reserves the right to also remove properties, for example as a result of stock rationalisation, in which case the value may decrease.

II.2.5. Award criteria

Price is not the only award criterion and all criteria are stated only in the procurement documents

II.2.6. Estimated value

II.2.7. Duration of the contract, framework agreement or dynamic purchasing system

Duration in months: 36

This contract is subject to renewal: yes

Description of renewals:

2 optional periods of 24 months each

II.2.10. Information about variants

Variants will be accepted: no

II.2.11. Information about options

Options: no

II.2.13. Information about European Union funds

The procurement is related to a project and/or programme financed by European Union funds:
no

II.2.14. Additional information

Section III: Legal, economic, financial and technical information

III.1. Conditions for participation

III.1.2. Economic and financial standing

Selection criteria as stated in the procurement documents

III.1.3. Technical and professional ability

Selection criteria as stated in the procurement documents

III.2. Conditions related to the contract

III.2.2. Contract performance conditions

Bidders are advised that the Contracting Authorities have adopted the principles of social inclusion and BuySocial NI, and require the economic operator to abide by these principles in the provision of employment and training opportunities to new entrant trainees and others. Key performance indicators will be built into the contract.

Section IV: Procedure

IV.1. Description

IV.1.1. Type of procedure

Restricted procedure

IV.1.3. Information about a framework agreement or a dynamic purchasing system

IV.1.8. Information about the Government Procurement Agreement (GPA)

The procurement is covered by the Government Procurement Agreement: no

IV.2. Administrative information

IV.2.2. Time limit for receipt of tenders or requests to participate

Date: 29/08/2018 Local time: 12:00

IV.2.3. Estimated date of dispatch of invitations to tender or to participate to selected candidates

IV.2.4. Languages in which tenders or requests to participate may be submitted

English

IV.2.6. Minimum time frame during which the tenderer must maintain the tender

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

Section VI: Complementary information

VI.1. Information about recurrence

This is a recurrent procurement: no

VI.2. Information about electronic workflows

Electronic ordering will be used

Electronic invoicing will be accepted

Electronic payment will be used

VI.3. Additional information

Economic operators shall note that the contracts will cover all of the Contracting Authorities business units and properties including any future additions. The service/works will be required throughout Northern Ireland. 1 service provider will be appointed to undertake the service /works across all 5 Contracting Authorities each with its own separate contract.

Economic operators are advised that TUPE provisions may apply in respect of this procurement.

Economic operators who wish to express an interest in and apply for the contract must complete the Tender Submission Documents incorporated into the Procurement Documentation.

Suppliers Instructions How to Express Interest in this Tender:

1) Register your company on the eSourcing portal (this is only required once): Suppliers Instructions How to Express Interest in this Tender:

1) Register your company on the eSourcing portal (this is only required once): <https://e-sourcingni.bravosolution.co.uk> and click the link to register — Accept the terms and conditions and click 'I agree' — Enter your correct business and user details — Note the username you chose and click 'Save' when complete — You will shortly receive an email with your unique password (please keep this secure);

2) Express an Interest in the tender — Login to the portal with the username/password — Click the 'PQQs / ITTs Open To All Suppliers' link. (These are Pre-Qualification Questionnaires or Invitations to Tender open to any registered supplier) — Click on the relevant PQQ/ ITT to access the content. — Click the 'Express Interest' button at the top of the page — This will move the PQQ /ITT into your 'My PQQs/ My ITTs' page. (This is a secure area reserved for your projects only) — You can now access any attachments by clicking 'Buyer Attachments' in the 'PQQ/ ITT Details' box;

3) Responding to the tender — Click 'My Response' under 'PQQ/ ITT Details', you can choose to 'Create Response' or to 'Decline to Respond' (please give a reason if declining) — You can now use the 'Messages' function to communicate with the buyer and seek any clarification — Note the deadline for completion, then follow the onscreen instructions to complete the PQQ/ ITT — There may be a mixture of online and offline actions for you to perform (there is detailed online help available). You must then submit your reply using the 'Submit Response' button at the top of the page. If you require any further assistance please consult the online help, or contact the eTendering help desk.

VI.4. Procedures for review

VI.4.1. Review body

Official name: High Court of Northern Ireland
Postal address: Chichester Street
Town: Belfast
Country: United Kingdom

VI.4.2. Body responsible for mediation procedures

Official name: High Court of Northern Ireland
Postal address: Chichester Street
Town: Belfast
Country: United Kingdom

VI.4.4. Service from which information about the review procedure may be obtained

Official name: High Court of Northern Ireland
Postal address: Chichester Street
Town: Belfast
Country: United Kingdom

VI.5. Date of dispatch of this notice

30/07/2018