

**UK-Belfast: repair and maintenance services of building installations**

OJ S 206/2012 25/10/2012

Contract notice

Services

Directive 2004/18/EC

**Section I: Contracting authority**

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**I.1. Name and addresses**

Official name: Abacus Housing Consortium

Postal address: c/o Helm House 38-52 Lisburn Road

Town: Belfast

Postal code: BT9 6AA

Country: United Kingdom

For the attention of: George Downey

E-mail: [maintenance@helmhousing.org](mailto:maintenance@helmhousing.org)

Telephone: +44 2890320485

Fax: +44 2890330402

**Internet address(es):**General address of the contracting authority: <http://helmhousing.org>**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: Oaklee Homes Group

Postal address: 37-41 May Street

Town: Belfast

Postal code: BT1 4DN

Country: United Kingdom

Official name: Clanmil Housing Association

Postal address: Northern Whig House

Town: Belfast

Postal code: BT1 2DX

Country: United Kingdom

Official name: Ulidia Housing Association

Postal address: 20 Derryvogie Avenue

Town: Belfast

Postal code: BT9 6FN

Country: United Kingdom

Official name: Ark Housing Association  
Postal address: Units 17&18 North City Business Centre  
Town: Belfast  
Postal code: BT15 2GG  
Country: United Kingdom  
Official name: Open Door Housing Association  
Postal address: 3-5 Commercial Court  
Town: Belfast  
Postal code: BT1 2NB  
Country: United Kingdom  
Official name: Wesley Housing Association  
Postal address: 2 Wesley Court  
Town: Carrickfergus  
Postal code: BT38 8HS  
Country: United Kingdom  
Official name: Connswater Housing Association  
Postal address: 157 Upper Newtownards Road  
Town: Belfast  
Postal code: BT4 3HX  
Country: United Kingdom  
Official name: Abbeyfield Housing Association  
Postal address: 21 Glassillan Grove  
Town: Greenisland  
Postal code: BT38 8TE  
Country: United Kingdom  
Official name: Hearth Housing Association  
Postal address: 66 Donegal Pass  
Town: Belfast  
Postal code: BT7 1BU  
Country: United Kingdom  
Official name: Helm Housing Association  
Postal address: 38-52 Lisburn Road  
Town: Belfast  
Postal code: BT9 6AA  
Country: United Kingdom  
Official name: South Ulster Housing Association  
Postal address: 18-22 Carleton Street  
Town: Portadown  
Postal code: BT62 3EN  
Country: United Kingdom

## **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**

Abacus Housing Consortium- Heating Systems Service, Response Maintenance and Planned Maintenance / Replacements.

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

Services

Service category No 1: Maintenance and repair services

NUTS code

### **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)**

2 Project details

2.1 Description of the project

Abacus Housing Consortium will act as a central purchasing body and wishes to jointly procure a fully inclusive Heating Systems Service, Response Maintenance and Planned Maintenance / Replacements Contract (all trades) on behalf of the following Housing Associations:

- Oaklee Homes Group,
- Clanmil Housing Association,
- Ulidia Housing Association,
- Connswater Housing Association,
- Abbeyfield Housing Association,
- Wesley Housing Association,
- Open Door Housing Association,
- Hearth Housing Association,
- Ark Housing Association,
- Helm Housing Association,
- South Ulster Housing Association.

Abacus Housing Consortium (AHC) is procuring the Works for the Member Housing Associations.

Economic Operators should also note that during the contract period other Department for Social Development Registered Housing Associations in Northern Ireland may join AHC by acceding to the contract and require works to be provided to them under the contract awarded as part of this competition. For a list of all Registered Housing Associations that may potentially seek to use this Contract Economic Operators should refer to the Department for Social Development website [www.dsdni.gov.uk](http://www.dsdni.gov.uk).

The Contract will be one province wide (Northern Ireland) Contract and the duration of the Contract will be five years.

The Contract will commence with an initial appointment of Helm, Clanmil, Connswater, Hearth, Abbeyfield, South Ulster, Open Door, Ark, Ulidia Housing Associations. Oaklee Homes Group will require the works service as described below to commence October 2013.

The main areas of Mandatory Works to be included are Heating Systems Service and Response Maintenance across the following disciplines:

- Domestic gas,
- Domestic oil,
- Commercial gas,
- Commercial oil,
- Commercial controls,
- Domestic control,
- Underfloor Heating,
- Thermostatic Mixing Valves,
- Solid Fuel Heating,

- Airconditioning Systems,
- Gas Cookers,
- Generators.

Renewables:

- Positive Input Ventilation,
- Air Source Heat Pumps,
- Ground Source Heat Pump,
- Solar Thermal Panels,
- Solar PV Roof Tiles,
- Rainwater Harvesting.

Servicing and repairs are to be carried out within Statutory requirements at the time of service. The Economic Operator will be required to provide the works to the Member Housing Associations 24 hours per day, 365 days per year (including all weekends and holiday periods). The contractor may also be required to undertake Planned Maintenance / Replacements to be known as Discretionary Works, for the individual member Housing Associations. There is no guarantee as to the volume and spread of these Discretionary Works.

Discretionary Works may include:

- Replacement of Heating Systems such as economy 7, oil and solid fuel heating to gas,
- Change of tenancy; all heating systems work associated with tenant termination or new tenancy preparation,
- Smoke alarm and carbonmonoxide alarm testing,
- Installation of renewable technologies.

#### **II.1.6. CPV code(s)**

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

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

The procurement is covered by the Government Procurement Agreement: no

#### **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 Contract will be one province wide (Northern Ireland) Contract and the duration will be for a maximum of five years. It is proposed that the contract will include an option for a contractual break (at AHC's discretion) at year three. Progression to the subsequent years will be subject to meeting the performance requirements as detailed within the tender documents.

The total estimated value of mandatory work is anticipated to be approximately 1 000 000,00 GBP per annum and the total estimated value of discretionary works is anticipated to be approximately 1 500 000,00 GBP per annum, but it is recognised this could change and therefore AHC are not in a position to guarantee the value of the works that may be awarded.

Economic Operator' should also note that during the contract period other Department for Social Development Registered Housing Associations may join AHC by acceding to the contract and require works to be provided to them under the contract awarded as part of this competition. For a list of all Registered Housing Associations that may potentially seek

to use this Contract, Economic Operators should refer to the Department for Social Development website [www.dsdni.gov.uk](http://www.dsdni.gov.uk).

Estimated value excluding VAT:

Range: between 1 000 000,00 and 18 000 000,00 GBP

## **II.2.2. Information about options**

Options: yes

Description of options: The Contract will be one province wide (Northern Ireland) Contract and the duration will be for a maximum of five years. It is proposed that the contract will include an option for a contractual break (at AHC's discretion) at year 3. Progression to the subsequent years will be subject to meeting the performance requirements as detailed within the tender documents.

The total estimated value of mandatory work is anticipated to be approximately 900 000,00 GBP per annum and the total estimated value of discretionary works is anticipated to be approximately 1 500 000,00 GBP per annum, but it is recognised this could change and therefore AHC are not in a position to guarantee the value of the works that may be awarded.

Economic Operator' should also note that during the contract period other Department for Social Development Registered Housing Associations may join AHC by acceding to the contract and require works to be provided to them under the contract awarded as part of this competition. For a list of all Registered Housing Associations that may potentially seek to use this Contract, Economic Operators should refer to the Department for Social Development website [www.dsdni.gov.uk](http://www.dsdni.gov.uk).

## **II.2.3. Information about renewals**

This contract is subject to renewal: yes

Number of possible renewals: 0

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

Duration in months: 60 (from the award of the contract)

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

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### **III.1. Conditions related to the contract**

#### **III.1.1. Deposits and guarantees required**

AHC reserve the right to require bonds, deposits, guarantees or other forms of undertaking to secure proper contractual performance.

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

The main terms will be detailed in the amended conditions of the form of contract which will be provided to all bidders invited to tender.

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

Subject to the status and involvement of the parties, The Contracting Authority may require parties to commit to joint and several liability in respect of the contract. Alternatively, the Contracting Authority may expect the lead operator to take total responsibility. The Contracting Authority may require collateral warranties, parent company guarantees and / or performance bonds (as applicable) to be entered into by other Economic Operators.

#### **III.1.4. Contract performance conditions**

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

Description of particular conditions: AHC may require Parent Company guarantees and/or Performance Bonds as applicable to be entered into.

The contract period is for a maximum of five years. It is proposed that the contract will include an option for a contractual break (at AHC's discretion) at year 3. Progression to these subsequent years will be subject to meeting the performance requirements as detailed within the tender documents.

The following will be a condition of contract and detailed within the PQQ documents: Contractors achieving Gas Safe Registration, NICEIC and OFTEC.

### **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: The requirements will be consistent with those permitted under Directive 2004/18/EC and will be detailed in the Memorandum of Information and Pre-qualification Questionnaire.

#### **III.2.2. Economic and financial ability**

List and brief description of conditions: Evidence must be provided to demonstrate that the Economic Operator and/or members of the consortium have the financial and economic standing required for the contract under Regulation 24 of the Public Contracts Regulations 2006.

Minimum level(s) of standards possibly required: Comply with the requirements of the appropriate section in the applicable pre-qualification questionnaire (PQQ1A) and memorandum of information. The memorandum of information and applicable prequalification questionnaire (PQQ1A) are available on request from the email address listed in Annex A.1 of this notice.

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

List and brief description of conditions:

Economic Operators and/or members of the consortium are required to complete the appropriate section in the applicable prequalification questionnaire (PQQ1A). Please refer to memorandum of information for further information as to their technical capacity in accordance with the provisions of EC Directive 2004/18/ec and in accordance with Regulation 25 of the Public Contracts Regulations 2006. The applicable memorandum of information and prequalification questionnaire are available on request from the email address listed in Annex A.1 of this notice.

Minimum level(s) of standards possibly required:

In particular and without prejudice, to the generality of the foregoing the economic operator and /or members of the consortium is required to comply with the requirements of the applicable memorandum of information and prequalification questionnaire (PQQ1).

#### **III.2.4. Information about reserved contracts**

### **III.3. Conditions specific to services contracts**

#### **III.3.1. Information about a particular profession**

Execution of the service is reserved to a particular profession: no

#### **III.3.2. Information about staff responsible for the performance of the contract**

Obligation to indicate the names and professional qualifications of the staff assigned to performing the contract: no

## 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 number of candidates: 6

Objective criteria for choosing the limited number of candidates: The objective criteria for choosing the limited number of economic operators (economic and financial standing, technical and professional ability) will be detailed in the applicable memorandum of information and prequalification questionnaire, which will be provided to the applicant, following receipt of a written request for the prequalification documents in accordance with section vi.3 Please note the top six Economic Operators will be selected. Where there is a tie for 6th place, then all Economic Operators in 6th place will be invited to tender. For the purposes of this exercise a tie for 6th place is deemed to occur where two or more Economic Operators have identical scores or a score within 4 marks (out of a score of 100) of the 6th place score.

#### 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

AHC - Heating Systems Service, Response Maintenance and Planned Maintenance / Replacements

#### 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: 22.11.2012 - 12:00

Payable documents: no

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

26.11.2012 - 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**

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#### **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**

Participating in this tender competition. The cost of responding to the prequalification questionnaire package (PQQP) and any subsequent invitation to tender and participation in the procurement process generally will be borne solely by each Economic Operator participating. A Memorandum of Information and Prequalification Questionnaire Package (PQQP) is available in respect of the project referred to in section 1 above. Economic Operators should note that the Contracting Authority reserves the right to cancel this procurement process at any stage. Any expenditure, work or effort undertaken prior to the contract award is at the sole risk of the economic operator participating in this procurement process. All discussion and correspondence will be deemed strictly "subject to contract" until a formal contract is entered into. The formal Contract shall not be binding until it has been signed and dated by the duly authorised representatives of the parties. Any date given in section iv above is a best estimate at the time of dispatch. The Contracting Authority reserves the right to extend any such date within the scope of the applicable procurement regulations.

Further to section iv.1.2 above and for the avoidance of doubt the number of Economic Operators who will be invited to tender will be restricted to [6] and ties Economic Operators.

All documentation including PQQP can be obtained by preregistration on the Helm Housing website [www.helmhousing.org](http://www.helmhousing.org).

#### **VI.4. Procedures for review**

##### **VI.4.1. Review body**

##### **VI.4.2. Review procedure**

Precise information on deadline(s) for review procedures: Appeals must be lodged in accordance with the Public Contract Regulations 2006 as amended.

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

#### **VI.5. Date of dispatch of this notice**

19.10.2012