

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

OJ S 168/2017 02/09/2017

**Contract notice
Services****Legal Basis:**

Directive 2014/24/EU

Section I: Contracting authority

I.1. Name and addresses

Official name: Ferguslie Park Housing Association Ltd

Postal address: The New Tannahill Centre, 76 Blackstoun Road

Town: Paisley

NUTS code: UKM83 Inverclyde, East Renfrewshire and Renfrewshire

Postal code: PA3 1NT

Country: United Kingdom

E-mail: admin@fpha.org.uk

Telephone: +44 1418874053

Internet address(es):Main address: <https://scottishhousingconnections.org/ferguslie-park-housing-association/>Address of the buyer profile: http://www.publiccontractsscotland.gov.uk/search/Search_AuthProfile.aspx?ID=AA13622**I.3. Communication**The procurement documents are available for unrestricted and full direct access, free of charge, at: www.publiccontractsscotland.gov.uk

Additional information can be obtained from the abovementioned address

Tenders or requests to participate must be submitted electronically via: www.publiccontractsscotland.gov.uk**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**

Reactive Repairs and Maintenance to Housing Stock — Commencing January 2018.

II.1.2. Main CPV code

50700000 Repair and maintenance services of building installations

II.1.3. Type of contract

Services

II.1.4. Short description

Provide Reactive Repairs and Maintenance to Housing Stock.

II.1.5. Estimated total value

Value excluding VAT: 2 500 000,00 GBP

II.1.6. Information about lots

This contract is divided into lots: no

II.2. Description

II.2.2. Additional CPV code(s)

50700000 Repair and maintenance services of building installations

II.2.3. Place of performance

NUTS code: UKM83 Inverclyde, East Renfrewshire and Renfrewshire

Main site or place of performance: Ferguslie Park Area Paisley PA3.

II.2.4. Description of the procurement

Restricted procedure for Procurement of Reactive Repairs and Maintenance Contract.

II.2.5. Award criteria

Criteria below

Quality criterion - Name: Method statement — which will be issued as part of ITT / Weighting:

60

Price - Weighting: 40

II.2.6. Estimated value

Value excluding VAT: 2 500 000,00 GBP

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:

Possible contract extension subject to performance up to a maximum of 2 years on a 1 plus 1 year basis. Please note contract cost estimated value (II.2.6) based on duration of 5 years.

II.2.9. Information about the limits on the number of candidates to be invited

Envisaged number of candidates: 5
Objective criteria for choosing the limited number of candidates:

This procurement will be conducted through the use of the dual stage procedure. All queries about this procurement must be made via the Portal question and answer facility.

The process we will apply will be:

Bidders must pass the minimum standards section of the ESPD (Scotland).

Part III and Section B&D of Part IV will be scored on a pass/fail basis. Section C of Part IV of the ESPD(Scotland) will be scored in the following way:

— 0-1 — Poor. Response is partially relevant but generally poor. The response shows some elements of relevance to the criterion but contains insufficient/limited detail or explanation to demonstrate previous relevant experience/capacity/capability.

— 1-2 — Acceptable. Response is relevant and acceptable. The response demonstrates broad previous experience, knowledge and skills/capacity/capability but may lack in some aspects of similarity e.g. previous experience, knowledge or skills may not be of a similar nature.

— 2-3 — Good. Response is relevant and good. The response is sufficiently detailed to demonstrate a good amount of experience, knowledge or skills/capacity/capability relevant to providing similar services to similar clients.

— 3-4 — Excellent. Response is completely relevant and excellent overall. The response is comprehensive, unambiguous and demonstrates thorough experience, knowledge or skills /capacity/capability relevant to providing similar services to similar clients.

The responses to the questions of Section III of the Contract Notice will be weighted in the following way. Please see ESPD (Scotland).

Question 4C.1.2 50 % 4C.2 10 % 4C.4 10 % 4.C6 20 % 4.C9 10 %

All questions will have a weighting factor of X10. To determine the final mark awarded for each question in 4C: the score awarded (0-4) will be multiplied by a factor of 10. This result will then be multiplied by the percentage allocated to the question e.g. 3.6 X 10 = 36 X 50 % = 18 for 4C1.2

The method of restricting candidates is by assessment of the scored questions in Section IV, Part C, Technical and Professional Ability ESPD and assessment of the responses to Part D of Section IV which are assessed on a Pass/Fail basis.

ESPD documents will be scored by Lindsay Gemmill (Interim Head of Operations), Lisa Reynolds (Senior Property Services Officer) and John Duncan (Director of Property Assets — Eildon Housing Association Ltd)

The five highest scorers will be invited to tender for this contract.

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

List and brief description of selection criteria:

Refer to information provided at Minimum Level(s) of standards required below.

Minimum level(s) of standards required:

Question 4.B.1.2 Bidder will require to have an average yearly turnover of 500 000 GBP for the last 3 years. As evidence for the ESPD (Scotland) question Contracting Authority may ask for annual accounts for the bidder.

Question 4.B.3 Where turnover information is not available for the period requested the bidder will be required to state the date which they were setup/started trading.

Question 4.B.5.1: It is a requirement of this contract that bidders hold, or can commit to hold the types and levels of insurance prior to award:

Employers (Compulsory) Liability Insurance 10 000 000 GBP.

Public Liability Insurance 10 000 000 GBP.

Professional Indemnity Insurance 10 000 000 GBP.

III.1.3. Technical and professional ability

List and brief description of selection criteria:

Minimum level(s) of standards required:

Question 4.C.1.2: Bidders will be required to provide 4 examples of a similar scope, size and nature, within the last 5 years that demonstrate that they have the relevant experience to deliver the works. This will include Client name, contact details including phone and email, contract sum, start and completion date, Project Description to incl. — project name, KPI's (targets and results), CSS results (targets and results). Scoring 50 % of overall marks.

Question 4.C.2: Bidders will be required to provide details of their workforce, skills, qualifications and experience and their procedures for ensuring quality control together with any external organisations that the company uses to measure Quality Control. Scoring 10 % of overall marks.

Question 4C.4: Bidders will be required to confirm that they have (or have access to) the relevant supply chain management and tracking systems used by them to deliver the types of requirements detailed in this Contract Notice. This will include the facility to offer an out of hours service. Scoring 10 % of overall marks.

Question 4.C.6: Bidders will be required to provide details of their admin, support, supervisory and managerial staff professional qualifications, experience and suitability for management and control of the work being carried out. Outline the roles and responsibilities within the contract. As a minimum it will be expected that the contract supervisor has SSSTS or equivalent experience in the sector. Please provide sample certificates of Training and Professional Qualifications of admin, support, supervisory and managerial staff. Scoring 20 % of the overall marks.

Question 4.C.9: Bidders are required to demonstrate that they have (or have access to) the relevant tools, PPE, plant, equipment, van, welfare and technical equipment to deliver the contract. Provide details of tools and equipment; any PPE supplied; any plant you think will be required; van and welfare facilities for operatives and back office technical support and equipment to facilitate the completion of the contract. Scoring 10 % of the overall marks.

Question 4.D.1: Quality Management Procedures: The bidder must hold a UKAS (or equivalent) accredited independent 3rd party certificate of compliance in accordance with BS EN ISO 9001 (or equivalent) Scoring Pass/Fail.

Question 4.D.2: Environmental Management Procedures: The bidder must hold a UKAS (or equivalent) accredited independent 3rd party certificate of compliance in accordance with BS EN ISO 14001 (or equivalent) or a valid EMAS (or equivalent) certificate. Scoring Pass/Fail.

III.2. Conditions related to the contract

III.2.2. Contract performance conditions

In order to ensure the highest standards of service quality in this contract we expect contractors to take a positive approach to fair work practices as part of a fair and equitable employment and reward package which helps tackle inequality. Fair work practices for workers might include payment of a living wage, avoiding exploitative employment practices (e.g. zero hours contracts), providing skills and training, taking engagement and empowerment of workers seriously.

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: yes

IV.2. Administrative information

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

Date: 02/10/2017 Local time: 12:00

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

Date: 16/10/2017

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

English

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

Section E of the ESPD — global question is not to be answered.

Only answer questions in part IV of the ESPD referenced in this contract notice.

Under the terms of this contract the successful supplier(s) will be required to deliver Community Benefits in support of the authority's economic and social objectives. Accordingly, contract performance conditions may relate in particular to social and environmental considerations. The nature of the Community Benefits to be delivered will be set out in the tender documents.

Under the contracting authority will seek a minimum requirement for community benefits in the form of apprentice recruitment and training places. Details will follow in the ITT and supporting documentation.

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=509766

The buyer has indicated that it will accept electronic responses to this notice via the Postbox facility. A user guide is available at http://www.publiccontractsscotland.gov.uk/sitehelp/help_guides.aspx

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.

Community benefits are included in this requirement. For more information see: <http://www.publiccontractsscotland.gov.uk/info/InfoCentre.aspx?ID=2361>

A summary of the expected community benefits has been provided as follows:

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considerations. The nature of the Community Benefits to be delivered will be set out in the tender documents.

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(SC Ref:509766)

Download the ESPD document here: http://www.publiccontractsscotland.gov.uk/ESPD/ESPD_Download.aspx?id=509766

VI.4. Procedures for review

VI.4.1. Review body

Official name: Ferguslie Park Housing Association Ltd

Postal address: The New Tannahill Centre, 76 Blackstoun Road

Town: Paisley

Postal code: PA3 1NT

Country: United Kingdom

Telephone: +44 1418874053

VI.5. Date of dispatch of this notice

31/08/2017