

United Kingdom-Saffron Walden: Construction work for multi-dwelling buildings and individual houses

OJ S 196/2014 11/10/2014

Contract notice

Works

Directive 2004/18/EC

Section I: Contracting authority

I.1. Name and addresses

Official name: Uttlesford District Council

Postal address: London Road

Town: Saffron Walden

Postal code: CB11 4ER

Country: United Kingdom

Contact person: Finance Department (Procurement)

For the attention of: Mrs Cristine Oakey MCIPS

E-mail: procurement@uttlesford.gov.uk

Telephone: +44 1799510451

Fax: +44 1799510550

Internet address(es):General address of the contracting authority: www.uttlesford.gov.ukAddress of the buyer profile: www.uttlesford.gov.uk**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**

Regional or local authority

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**

Responsive Repairs Contract.

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

Works

Realisation, by whatever means of work, corresponding to the requirements specified by the contracting authorities

NUTS code UKH3 Essex

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)

Construction work for multi-dwelling buildings and individual houses. The Council is seeking to appoint one contractor to carry out common repairs for our Housing stock of just under 3 000 dwellings. The Council, which covers the District of Uttlesford, is a rural district of approx 300 square miles in the County of Essex (close to Stansted Airport). The contract will be let on the basis of the National Housing Federation M3 model contract for an initial period of 5 years, with an option to extend to a maximum of 5 further years.

II.1.6. CPV code(s)

45211000 Construction work for multi-dwelling buildings and individual houses

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: 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 Contractor shall be able to provide a Responsive Repairs service including an Out of Hours Emergency Callout Service for the carrying out of common repair works. Works, to be carried out principally in occupied dwellings will include a service for the completion of common remedial works within void properties prior to the tenancy being re-let. The work will include most trades and is structured using the National Housing Federation M3 Responsive Maintenance and Void Property Works Model Form of Contract and Schedule of Rates. There are, on average, between 1 200 and 1 500 works orders issued per month. The Council currently spends in the region of 1 m GBP per annum for repairs. Economic operators should note that the estimated volume and value of works stated is based on historic spend and current budgets and the number or properties currently included within the stock portfolio. The value may decrease depending on Right to Buy applications (although currently limited) or increase with new developments and shall include properties such as Sheltered Accommodation in addition to traditional domestic houses/bungalows etc. Please contact the Procurement Team for a Pre-Qualification Questionnaire which contains more details regarding the requirements for this contract.

Estimated value excluding VAT: 10 000 000 GBP

II.2.2. Information about options

Options: yes

Description of options: The Contract shall be subject to regular performance reviews (quarterly and annually) by a Core Group. The contract will include an option to extend after the prime term (5 years) for a further period of up to 5 years. In any event, year on year continuance of the contract from the commencement will be dependent on satisfactory performance by the contractor. Extension of the contract beyond the prime term will be entirely discretionary to the

Council. The contract will also contain a break provision that may be exercised subject to the giving of notice as set out in the contract.

Provisional timetable for recourse to these options:
in months: 48 (from the award of the contract)

II.2.3. Information about renewals

This contract is subject to renewal: yes

Number of possible renewals: Range: between 1 and 5

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

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

Section III: Legal, economic, financial and technical information

III.1. Conditions related to the contract

III.1.1. Deposits and guarantees required

Parent company guarantees, performance bonds, warranties and/or deposits may be required by Uttlesford District Council and details will be set out in the Invitation to Tender.

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

As set out in the tender documents.

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

In the event of a group of economic operators submitting an acceptable offer it will be necessary for them to provide an undertaking that each organisation will be jointly and severally responsible for the due performance of the contract. Such undertaking will be in addition to the requirement to provide other deposits and guarantees required by Uttlesford District Council for the due performance of the contract.

III.1.4. Contract performance conditions

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

Description of particular conditions: The National Housing Federation M3H Model Form of Contract as varied to the Council's specific requirements.

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 Authority will apply all the offences listed in Article 45(1) of Directive 2004/18/EC (implemented as Regulation 23(1) of the Public Contract Regulations (PCR) 2006 in the UK) and all of the professional misconducts listed at Article 45 (2) of Directive 2004/18/EC (see also Regulation 23(2) in the PCR 2006) to the decision of whether a Candidate is eligible to be invited to tender.

A full list of the Regulation 23(1) and 23(2) criteria are at: <http://www.delta-esourcing.com/delta/project/reasonsForExclusion.html#pcr>

Candidates will be required to answer these questions as part of the qualification process. For candidates who are registered overseas, you will need to declare if you have any offences /misconduct under your own countries laws, where these laws are equivalent to the Regulation 23 lists.

Candidates who have been convicted of any of the offences under Article 45(1) are ineligible

and will not be selected to bid, unless there are overriding requirements in the general interest for doing so.

Candidates who are guilty of any of the offences, circumstances or misconduct under Article 45 (2) may be excluded from being selected to bid at the discretion of the Authority.

As set out in Pre-Qualification and Tender documentation.

III.2.2. Economic and financial ability

List and brief description of conditions: As set out in Pre-Qualification and Tender documentation.

Minimum level(s) of standards possibly required: As set out in Pre-Qualification and Tender documentation.

III.2.3. Technical and professional ability

List and brief description of conditions:

(a) a list of the works carried out over the past 5 years, accompanied by certificates of satisfactory execution for the most important works. These certificates shall indicate the value, date and site of the works and shall specify whether they were carried out according to the rules of the trade and properly completed. Where appropriate, the competent authority shall submit these certificates to the contracting authority direct;

(c) an indication of the technicians or technical bodies involved, whether or not belonging directly to the economic operator's undertaking, especially those responsible for quality control and, in the case of public works contracts, those upon whom the contractor can call in order to carry out the work;

(f) The educational and professional qualifications of the service provider or contractor and/or those of the undertaking's managerial staff and, in particular, those of the person or persons responsible for providing the services or managing the work;

(j) An indication of the proportion of the contract which the services provider intends possibly to subcontract.

As set out in Pre-Qualification and Tender documentation.

Minimum level(s) of standards possibly required:

As set out in Pre-Qualification and Tender documentation.

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 20

Objective criteria for choosing the limited number of candidates: Criteria as set out in the Pre-Qualification Questionnaire and in accordance with the Public Contracts Regulations 2006 (as

amended). Subject to receiving completed PQQ submissions from sufficient eligible economic operators, it is intended that the tender list will comprise the 6 top scoring economic operators from evaluation of PQQ submissions.

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

9.2015

IV.3.2. Previous publication concerning this procedure

no

IV.3.3. Conditions for obtaining specifications and additional documents or descriptive document

Payable documents: no

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

10.11.2014 - 14:00

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.

To view this notice, please click here:

<https://www.paessex.gov.uk/delta/viewNotice.html?noticeId=111786990>

GO Reference: GO-2014109-PRO-6077198.

VI.4. Procedures for review

VI.4.1. Review body

Official name: Royal Courts of Justice

Postal address: Strand

Town: London

Postal code: WC2A 2LL

Country: United Kingdom

Telephone: +44 2079476000

VI.4.2. Review procedure

Precise information on deadline(s) for review procedures: Uttlesford District Council will incorporate a minimum 10 calendar day standstill period at the point information on the award of the contract is communicated to tenderers. Applicants who are unsuccessful shall be informed by the Council as soon as possible after the decision is made as to the reasons why the applicant was unsuccessful. If an appeal regarding the award of the contract has not been successfully resolved, the Public Contracts Regulations 2006 (as amended) provide for aggrieved parties who have been harmed or are at risk of harm by a breach of the Regulations to take legal action. Any such action must be brought within the applicable limitation period. Where a contract has not been entered into, the Court may order the setting aside of the award decision or order for any document to be amended and may award damages, make a declaration of ineffectiveness, order for a fine to be paid, and/or order the duration of the contract to be shortened. The purpose of the standstill period referred to above is to allow the parties to apply to the Courts to set aside the award decision before the contract is entered into.

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

VI.5. Date of dispatch of this notice

9.10.2014