

United Kingdom-Weston-Super-Mare: Repair and maintenance services

OJ S 208/2013 25/10/2013

Contract notice

Services

Directive 2004/18/EC

Section I: Contracting authority

I.1. Name and addresses

Official name: Knightstone Housing Association Limited

Postal address: 2 Station Road, Worle

Town: Weston-Super-Mare

Postal code: BS22 6AP

Country: United Kingdom

For the attention of: Michael O'Halloran, Head of Procurement

E-mail: michael.ohalloran@knightstone.co.uk**Internet address(es):**General address of the contracting authority: www.knightstone.co.ukAddress of the buyer profile: <https://in-tendhost.co.uk/knightstone>**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: no

Section II: Object of the contract

II.1. Description**II.1.1. Title attributed to the contract by the contracting authority**

Provision of Responsive Repairs and Gas servicing, repairs, planned preventative maintenance and installations.

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

Services

Service category No 1: Maintenance and repair services

NUTS code UKK1 Gloucestershire, Wiltshire and Bristol/Bath area,UKK13 Gloucestershire,

UKK12 Bath and North East Somerset, North Somerset and South Gloucestershire,UKK11

Bristol, City of,UKK23 Somerset

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)

Knightstone Housing Association is tendering for the provision of two service streams over 6 Lots as follows:

A) Response repairs and empty homes via Lots 1, 2 and 3

B) Gas servicing, repairs, planned preventative maintenance and installations via Lots 4, 5, and 6.

Knightstone operates over 9 key Local Authority areas, an operating area that we have divided into 4 geographic zones, A, B, C and D.

For response repairs and empty homes, Knightstone is looking to appoint three contractors to service geographic zones A, B and C under Lots 1, 2 and 3 of this procurement. Contractors may only bid for one Lot.

For gas servicing, repairs, planned preventative maintenance and installations, Knightstone is looking to appoint 1, 2 or 3 contractors to service geographic zones A, B and C under Lots 4, 5 and 6 of this procurement. Contractors may bid for 1, 2 or all 3 Lots under this service stream. Zone D is reserved for Knightstone's inhouse maintenance service, Knightstone Maintenance and is not included in any of the service streams in this procurement - any reference zone D is for information purposes only.

The contract will be for a 5 year term. There will be a provision in the contract, on completion of the 5 year term, to extend the term by mutual agreement one year at a time, to a maximum of 5 additional years. The successful Contractors will be expected to partner with Knightstone and the other appointed suppliers throughout the contract period in order to achieve Knightstone's objectives.

The detail of the requirements for each lot are given in the Project Brief, which can be downloaded from the Knightstone supplier portal.

Important information: This tender is being conducted through the Knightstone supplier portal and all documentation is only available via this portal for which the URL is:

<https://in-tendhost.co.uk/knightstone>

Submissions must be made via the web site. All documents should be uploaded to the website, then be sure to press the Red button Submit Return (You may need to scroll the screen down to see this button). You will then receive a receipt (print and retain a copy of this receipt and this is your confirmation of your submission). The tender status will then confirm your documents have been submitted.

If you have any problems accessing the documents then please send Knightstone an email using the correspondence function on the supplier portal.

II.1.6. CPV code(s)

50000000 Repair and maintenance services, 50711000 Repair and maintenance services of electrical building installations, 45333000 Gas-fitting installation work, 50700000 Repair and maintenance services of building installations, 50531200 Gas appliance maintenance services , 50712000 Repair and maintenance services of 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: yes

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

Estimated value excluding VAT:

Range: between 51 000 000 and 56 100 000 GBP

II.2.2. Information about options

Options: yes

Description of options: The contracts will be for 5 years, with a provision to extend the term by 1 year at a time, to a maximum of 5 additional years.

Provisional timetable for recourse to these options:

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

II.2.3. Information about renewals

This contract is subject to renewal: yes

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

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

Information about lots

Lot No: 1

Lot title: Response repairs and empty homes management in Zone A

1) Short description

Provision of response repairs and empty homes management in:

North Somerset

Part of Bristol and South Gloucestershire (north and north-west of the M32). Postcodes are:

BS6, BS7, BS8, BS9, BS10,BS11

BS32, BS34, BS35

GL9, GL12

Gloucestershire

2) CPV code(s)

50000000 Repair and maintenance services

3) Quantity or scope

Estimated value excluding VAT:

Range: between 13 107 000 and 14 417 000 GBP

4) Indication about different time frame or duration

5) Additional information about lots

Lot No: 2

Lot title: Response repairs and empty homes management in Zone B

1) Short description

Provision of response repairs and empty homes management in:

Part of Bristol and South Gloucestershire (south and east of the M32). Postcodes are:

BS1, BS2, BS3, BS4, BS5

BS13, BS14, BS15, BS16

BS30, BS36, BS37, BS42

2) CPV code(s)

50000000 Repair and maintenance services

3) Quantity or scope

Estimated value excluding VAT:

Range: between 13 556 000 and 14 911 000 GBP

4) Indication about different time frame or duration

5) Additional information about lots

Lot No: 3

Lot title: Response repairs and empty homes management in Zone C

1) Short description

Provision of response repairs and empty homes management in:

BANES

Mendip

South Somerset east of Yeovil i.e.:

Wincanton

Castle Carey

Templecombe

Sparkford

Bruton

2) CPV code(s)

50000000 Repair and maintenance services

3) Quantity or scope

Estimated value excluding VAT:

Range: between 11 475 000 and 12 612 000 GBP

4) Indication about different time frame or duration

5) Additional information about lots

Lot No: 4

Lot title: Gas servicing, maintenance and installations in zone A

1) Short description

Provision of domestic gas servicing, repairs, planned preventative maintenance and installations in:

North Somerset

Part of Bristol and South Gloucestershire (north and north-west of the M32). Postcodes are:

BS6, BS7, BS8, BS9, BS10, BS11

BS32, BS34, BS35

GL9, GL12

Gloucestershire

2) CPV code(s)

50000000 Repair and maintenance services

3) Quantity or scope

Estimated value excluding VAT:

Range: between 4 664 581 and 5 131 039 GBP

4) Indication about different time frame or duration

5) Additional information about lots

Lot No: 5

Lot title: Gas servicing, maintenance and installations in zone B

1) Short description

Provision of domestic gas servicing, repairs, planned preventative maintenance and installations in:

Part of Bristol and South Gloucestershire (south and east of the M32). Postcodes are:

BS1, BS2, BS3, BS4, BS5

BS13, BS14, BS15, BS16

BS30, BS36, BS37, BS42

2) CPV code(s)

50000000 Repair and maintenance services

3) Quantity or scope

Estimated value excluding VAT:

Range: between 4 456 536 and 4 902 190 GBP

4) Indication about different time frame or duration

5) Additional information about lots

Lot No: 6

Lot title: Gas servicing, maintenance and installations in zone C

1) Short description

Provision of domestic gas servicing, repairs, planned preventative maintenance and installations in:

Bath and North East Somerset

Mendip

South Somerset east of Yeovil i.e.

Wincanton

Castle Carey

Templecombe

Sparkford

Bruton

2) CPV code(s)

50000000 Repair and maintenance services

3) Quantity or scope

Estimated value excluding VAT:

Range: between 3 744 805 and 4 119 285 GBP

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

The specific requirements will be set out in the tender documentation and may include a parent company guarantee.

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

Payments will be made in arrears on a monthly basis for services completed in accordance with the contract documentation.

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

No specific legal form is required. However, if a consortium submits a tender, Knightstone may require the consortium to form a legal entity before entering into a contractual arrangement. Joint and several liability of all consortium members may be required (and/or guarantees and /or undertakings by some or all of the consortium members).

III.1.4. Contract performance conditions

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

Description of particular conditions: For more information on Knightstone's specific requirements, please refer to the contract documentation.

Please note that under these contracts the contractors and their supply chains will be required to actively participate in the achievement of social objectives relating to participation in skills development, employment and training programmes within the locality of the contract in accordance with the Knightstone Employment and Skills strategy, and other added value contributions by the contractors and their supply chains in order to support community programmes promoted by Knightstone. Accordingly the contract performance conditions may include social and environmental 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: Information and formalities necessary for evaluating if the requirements are met: Organisations will be expected to complete a Prequalification Questionnaire (PQQ). This can be downloaded from Knightstone's supplier portal in given in section I.1). The minimum prequalification standards are set out in the prequalification instructions.

III.2.2. Economic and financial ability

List and brief description of conditions: Information and formalities necessary for evaluating if the requirements are met: Organisations will be expected to complete a Prequalification Questionnaire (PQQ). This can be downloaded from Knightstone's supplier portal in given in section I.1).

Minimum level(s) of standards possibly required: The minimum prequalification standards are set out in the prequalification instructions.

III.2.3. Technical and professional ability

List and brief description of conditions:

Information and formalities necessary for evaluating if the requirements are met:

Organisations will be expected to complete a Prequalification Questionnaire (PQQ). This can be downloaded from Knightstone's supplier portal in given in section I.1).

Minimum level(s) of standards possibly required:

The minimum prequalification standards are set out in the prequalification instructions.

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

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 30: and Maximum number 60

Objective criteria for choosing the limited number of candidates: Objective criteria for choosing the limited number of candidates: Organisations interested in being considered for this opportunity are required to complete and submit a Prequalification Questionnaire (PQQ) by the deadline. The purpose of the PQQ is to enable knightstone to identify which organisations are to be invited to tender by reference to their eligibility, economic and financial standing and professional and technical ability.

The PQQ instructions detail the minimum prequalification standards and the scored selection criteria Knightstone will use to select those Organisations to be invited to tender from amongst those who prequalify.

Knightstone will invite to tender a minimum of 5 tenderers per lot with the discretion to invite up to 5 more tenderers per lot if the scores are close or if there is a need to have more tenderers in order to have sufficient competition.

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

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: 25.11.2013 - 09:00

Payable documents: no

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

25.11.2013 - 09:00

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: yes

Estimated timing for further notices to be published: 2019 or each year up to 2024 if contract is extended up to additional 5 years.

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

Knightstone Housing Association is part of the Knightstone Housing Group, whose members are:

Knightstone Housing Association Ltd,
Knightstone Community Homes Ltd,
ARC Developments Southwest Ltd,
Knightstone Charitable Ltd,
Great Western Assured Growth Plc,
Great Western Housing Plc.

VI.4. Procedures for review

VI.4.1. Review body

VI.4.2. Review procedure

Precise information on deadline(s) for review procedures: The contracting authority will incorporate a minimum 10 calendar day standstill period at the point information on the award of the contract is communicated to tenderers. If an appeal regarding the award of a contract has not been successfully resolved, the Public Contracts Regulations 2006 (SI 2006 No 5) (as

amended) provide for aggrieved parties who have been harmed or are at risk of harm by a breach of the rules to take action in the High Court (England, Wales and Northern Ireland). Any such action must be started within 30 days beginning with the date when the aggrieved party first knew or ought to have known that grounds for starting the proceedings had arisen. The Court may extend the time limit for starting proceedings where the Court considers that there is a good reason for doing so but not so as to permit proceedings to be started more than 3 months after that date. Where a contract has not been entered into, the Court may order the setting aside of the award decision or order the contracting authority to amend any document and may award damages. If the contract has been entered into the Court may only award damages or, where the contract award procedures have not been followed correctly, declare the contract to be ineffective.

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

VI.5. Date of dispatch of this notice

23.10.2013