

United Kingdom-Belfast: Lift-maintenance services
OJ S 204/2014 23/10/2014
Contract notice
Services

Directive 2004/18/EC

Section I: Contracting authority

I.1. Name and addresses

Official name: Helm Housing Ltd
Postal address: Helm House 38-52 Lisburn Road
Town: Belfast
Postal code: BT9 6AA
Country: United Kingdom
For the attention of: Leeann Vincent
E-mail: l.vincent@helmhousing.org
Telephone: +44 2890320485

Internet address(es):

General address of the contracting authority: <http://www.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: no

Section II: Object of the contract

II.1. Description

II.1.1. Title attributed to the contract by the contracting authority

Helm Housing — Lift Maintenance Services — PS/14-15/LIFTS.

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

Services

Service category No 1: Maintenance and repair services

Main site or place of performance: Northern Ireland.

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)

The Contract Authority intends to award comprehensive Lift Maintenance, Repair and Emergency Call out Service Contract for it's lift stock throughout Northern Ireland. The Contract will also include for optional replacement works.

II.1.6. CPV code(s)

50750000 Lift-maintenance services, 45313100 Lift installation work

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

Helm Housing Ltd wishes to procure suitably qualified and competent organisations to deliver a comprehensive lift maintenance, repair and emergency call out service for its stock throughout Northern Ireland. The successful service provider will be expected to carry out the service in accordance with the manufacturers instructions complying with any statutory regulations and best practice guidance.

The number of units to be maintained will vary over time and the Association will reserve the right to remove properties from the schedule of requirements. Properties will also be added to the Contract as they come out of their 12 months defect period. No guarantee can be given to any minimum number of properties requiring services during the Term of the Contract. The Service will occur across a variety of property types including general needs, sheltered and care homes sectors and office accommodation across Northern Ireland.

The Core services will include the General Maintenance, Repair and Servicing of approximately 90 Passenger Lifts, these Services have an estimated annual value of 194 000 per annum. Helm Housing Ltd will also be including for Optional Lift Replacement Work with an estimated value of approximately GBP 120 000 per annum.

The Contract period will be a maximum of 7 years. The initial Contract period will be for 3 years (subject to performance reviews) with 2 possible extensions of 2 years each at the Contracting Authority's sole discretion.

Estimated value excluding VAT:

Range: between 942 000 and 2 198 000 GBP

II.2.2. Information about options

Options: yes

Description of options: The Contract will be for an initial 3 year period and can be extended thereafter at the sole discretion of the Contracting Authority up to a further 4 years (i.e. 2 potential extensions of 2 years each). Therefore, the maximum period of the Contract is 7 years. Throughout the duration of the Contract, it will be subject to regular monthly, quarterly and yearly performance reviews and the continuation of the Contract at any time during its term will be dependent on satisfactory performance by the Economic Operator. The Contract will also contain a break provision which may be exercised by either party subject to giving the period of notice stipulated in 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: 84 (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

Any deposits, bonds or other forms of security required by the Contracting Authority will be set out in the Tender Documents.

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

As detailed 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

Where economic operators intend to form a consortium they may be required to incorporate a company to form a special purpose vehicle.

Economic operators forming a consortium will be expected to commit to joint and several liability. The Contracting Authority may require collateral warranties, parent company guarantees and/or performance bonds, as applicable, to be entered into by other involved economic operators.

The Contracting Authority may wish to explore, during the term of the Contract, the practicalities of developing a joint venture partnering arrangement with the economic operator. The joint venture arrangement may take the form of a company or a limited liability partnership in which the Contracting Authority and the economic operator each have an interest.

III.1.4. Contract performance conditions

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

Description of particular conditions: Details of any conditions will be set out in the tender documents. these may include conditions relating to environmental and social 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: Conditions for participation in the competition are set out in detail in the memorandum of information and pre-qualification questionnaire. The economic operator and/or members of the consortium must meet the requirements set out in Regulation 23 of the Public Contracts Regulations 2006. The memorandum of information and applicable pre-qualification questionnaire are available for download from www.helmhousing.org

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 application pre-qualification questionnaire and memorandum of information. The memorandum of information and applicable pre-qualification questionnaire are available for download from www.helmhousing.org

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 pre-qualification questionnaire (PQQ1) (please refer to the 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 pre-qualification questionnaire are available for download from www.helmhousing.org

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 pre-qualification 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

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 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 pre-qualification questionnaire, which can be downloaded from www.helmhousing.org

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 5 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

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: 20.11.2014 - 12:00

Payable documents: no

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

27.11.2014 - 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

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

All documentation including the memorandum of information and pre-qualification questionnaires can be downloaded from www.helmhousing.org. The cost of responding to the pre-qualification questionnaire and any subsequent invitation to tender and participation in the project will be borne solely by each economic operator participating.

Economic Operators should note that Helm reserves the right to cancel this procurement process at any stage without reason or cost reimbursement. 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.

VI.4. Procedures for review

VI.4.1. Review body

Official name: The High Court, Royal Courts of Justice
Postal address: Chichester Street
Town: Belfast
Postal code: BT1 3JF
Country: United Kingdom

VI.4.2. Review procedure

Precise information on deadline(s) for review procedures: The contracting authority will incorporate a standstill period at the point information on the award of the contract is communicated to tenderers. That notification will provide full information on the award decision. The standstill period, which will be for a minimum of 10 calendar days, provides time for unsuccessful tenderers to challenge the award decision before the contract is entered into. 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 rules to take action in the High Court (England, Wales and Northern Ireland).

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

VI.5. Date of dispatch of this notice

20.10.2014