

United Kingdom-Derby: Refurbishment work

OJ S 216/2013 07/11/2013

Contract notice

Works

Directive 2004/18/EC

Section I: Contracting authority

I.1. Name and addresses

Official name: Derwent Housing Association Limited trading as Derwent Living

Postal address: No.1 Centro Place Pride Park

Town: Derby

Postal code: DE24 8RF

Country: United Kingdom

Contact person: echelon Consultancy Limited on behalf of Derwent Living

For the attention of: Sarah Baxter

E-mail: derwent@echelonconsultancy.co.uk

Telephone: +44 1707339800

Fax: +44 1707339801

Internet address(es):General address of the contracting authority: <http://www.derwentliving.com/>Address of the buyer profile: <http://www.derwentliving.com/>**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**

Derwent Housing Association Limited trading as Derwent Living Internal Stock Investment, Windows Doors and Glazing, Cyclical Redecoration Pre-decoration repairs Minor roof repairs and small works, Electrical works, Security installations, Fire safety installations, Passenger lifts and disability lifts and communal cleaning works

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

Main site or place of performance: Derwent Living has properties in the following areas
Ashfield District, Amber Valley, Bassetlaw, Broxtowe Borough, Bolsover District, Blaby District, Coventry City, Charnwood, Chesterfield, Stoke City, Derby City, Daventry District, Derbyshire Dales District, Erewash Borough, East Northamptonshire, East Staffordshire Borough, Gedling, Hinckley & Bosworth, Harborough District, High Peak Borough, Leicester City, Lincoln City Council, Mansfield, Milton Keynes Borough, Nuneaton & Bedworth, Newark & Sherwood, Northampton Borough Council, Nottingham City, North East Derbyshire District, North Kesteven District C, North Warwickshire Borough, North West Leicestershire, Rugby Borough Council, Rushcliffe, South Derbyshire, Sheffield City, South Kesteven District C, Tamworth Borough, Wellingborough B.C and West Lindsey District Council.
NUTS code UKJ13 Buckinghamshire CC,UKF East Midlands (England),UKG West Midlands (England),UKE Yorkshire and the Humber

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)

Internal Stock Investment, Windows Doors and Glazing, Cyclical Redecoration Pre-decoration repairs Minor roof repairs and small works, Electrical works, Security installations, Fire safety installations, Passenger lifts and disability lifts and communal cleaning.

II.1.6. CPV code(s)

45453100 Refurbishment work, 39141400 Fitted kitchens, 45421151 Installation of fitted kitchens, 45317000 Other electrical installation work, 45310000 Electrical installation work, 45311000 Electrical wiring and fitting work, 45311100 Electrical wiring work, 45311200 Electrical fitting work, 45211310 Bathrooms construction work, 45331100 Central-heating installation work, 42160000 Boiler installations, 09300000 Electricity, heating, solar and nuclear energy, 39715240 Electric space-heating apparatus, 44221000 Windows, doors and related items, 45421100 Installation of doors and windows and related components, 45441000 Glazing work, 44221220 Fire doors, 45442100 Painting work, 45442110 Painting work of buildings, 45442120 Painting and protective-coating work of structures, 45442180 Repainting work, 31518300 Rooflights, 45261900 Roof repair and maintenance work, 45260000 Roof works and other special trade construction works, 45342000 Erection of fencing, 44113120 Paving slabs, 50000000 Repair and maintenance services, 71314100 Electrical services, 71334000 Mechanical and electrical engineering services, 32324600 Digital-TV boxes, 32324400 Television aerials, 71333000 Mechanical engineering services, 31216200 Lightning conductors, 51110000 Installation services of electrical equipment, 51100000 Installation services of electrical and mechanical equipment, 44221300 Gates, 44221310 Access gates, 45421148 Installation of gates, 31625000 Burglar and fire alarms, 92224000 Digital television, 32360000 Intercom equipment, 31625100 Fire-detection systems, 31625200 Fire-alarm systems, 35111000 Firefighting equipment, 35111400 Fire escape equipment, 44482000 Fire-protection devices, 44480000 Miscellaneous fire-protection equipment, 45312100 Fire-alarm system installation work, 50413200 Repair and maintenance services of firefighting equipment , 51700000 Installation services of fire protection equipment, 31518200 Emergency lighting equipment, 38431200 Smoke-detection apparatus, 42416100 Lifts, 44115600 Stairlifts, 42416300 Hoists, 90911300 Window-cleaning services, 90910000 Cleaning services

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

Lot 1 – Internal Stock Investment Internal stock investment. This will include kitchen replacements and electrical upgrades in relation to the kitchen works; bathroom (including wetrooms) replacements and electrical upgrades; new central heating installations; boiler renewals; electrical heating installations and upgrades; alternative fuel installations, for example photo voltaic installations; and any connected works and services required.

Lot 2 – Windows, doors and glazing. This will include window and door replacement fitting (including dormers, lights and combi-frames); glazed curtain walling; fire doors and communal doors and commercial glazing; and connected works and services required.

Lot 3 – Cyclical redecoration, pre-decoration repairs, minor roof repairs, and small works. This will include cyclical redecoration; pre-decoration repairs; minor roof repairs; roof replacements; external works including (but not limited to) fencing, repair and replacement of slabs, and hard surface repairs to communal areas; and connected works and services required.

Lot 4 – Electrical works. This will include PIR (periodic inspection reports) inspections and follow up works; upgrading common parts; domestic rewires; PAT (portable appliance testing) testing; the servicing of lightning conductors; repairing and replacing of communal digital television aerials; and connected works and services required.

Lot 5 – Security installations. This will include servicing car park barriers/gates; servicing CCTV; servicing door entry systems; servicing intruder alarms; planned CCTV works; repairs to barriers and gates, intruder alarms and door entry systems including replacements; and connected works and services required.

Lot 6 – Fire safety installations. This will include servicing fire alarms and emergency lighting; servicing fire fighting equipment, smoke vents and smoke detectors; repairs and replacements of fire alarms, emergency lighting, smoke detectors, smoke vents and fire fighting equipment; and connected works and services required.

Lot 7 – Passenger and disability lifts. This includes servicing and repairs passenger lifts; planned replacements of passenger lifts; servicing, repairs and replacements of stair lifts, including communal stair lifts; servicing, repairs and replacements of hoists; and connected works and services required.

Lot 8 – Communal cleaning. This includes internal cleaning and window cleaning, and connected works and services required.

Estimated value excluding VAT: 32 335 845 GBP

II.2.2. Information about options

Options: yes

Description of options: All lots will be for an initial term of 5 years with the possibility of an initial extension of 2 years with break clauses with a final extension of 3 years with break clauses.

II.2.3. Information about renewals

This contract is subject to renewal: no

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

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

Information about lots

Lot No: 1

Lot title: 1

1) Short description

Lot 1 – Internal Stock Investment Internal stock investment. This will include kitchen replacements and electrical upgrades in relation to the kitchen works; bathroom (including wetrooms) replacements and electrical upgrades; new central heating installations; boiler renewals; electrical heating installations and upgrades; alternative fuel installations, for example photo voltaic installations; and any connected works and services required.

2) CPV code(s)

45453100 Refurbishment work, 39141400 Fitted kitchens, 45421151 Installation of fitted kitchens, 45317000 Other electrical installation work, 45310000 Electrical installation work, 45311000 Electrical wiring and fitting work, 45311100 Electrical wiring work, 45311200 Electrical fitting work, 45211310 Bathrooms construction work, 45331100 Central-heating installation work, 42160000 Boiler installations, 09300000 Electricity, heating, solar and nuclear energy, 39715240 Electric space-heating apparatus

3) Quantity or scope

Lot 1 – Internal Stock Investment Internal stock investment. This will include kitchen replacements and electrical upgrades in relation to the kitchen works; bathroom (including wetrooms) replacements and electrical upgrades; new central heating installations; boiler renewals; electrical heating installations and upgrades; alternative fuel installations, for example photo voltaic installations; and any connected works and services required. All lots will be for an initial term of 5 years with the possibility of an initial extension of 2 years with break clauses with a final extension of 3 years with break clauses The total value of the works excluding VAT are estimated as:

Kitchens GBP 5 254 722

Bathrooms GBP 3 966 667

Heating GBP 1 991 667

Boilers GBP 5 900 556

Lot total GBP 17 113 611

Estimated value excluding VAT: 17 113 611 GBP

4) Indication about different time frame or duration

5) Additional information about lots

Derwent will award the lot to one Service Provider

Lot No: 2

Lot title: 2

1) Short description

Lot 2 – Windows, doors and glazing. This will include window and door replacement fitting (including dormers, lights and combi-frames); glazed curtain walling; fire doors and communal doors and commercial glazing; and connected works and services required.

2) CPV code(s)

45453100 Refurbishment work, 44221000 Windows, doors and related items, 45421100 Installation of doors and windows and related components, 45441000 Glazing work, 44221220 Fire doors

3) Quantity or scope

Lot 2 – Windows, doors and glazing. This will include window and door replacement fitting (including dormers, lights and combi-frames); glazed curtain walling; fire doors and communal doors and commercial glazing; and connected works and services required. All lots will be for an initial term of 5 years with the possibility of an initial extension of 2 years with break clauses with a final extension of 3 years with break clauses. The total value of the works excluding VAT are estimated as:

Doors GBP 1 025 939

Windows GBP 1 931 311

Lot total GBP 2 957 250

Estimated value excluding VAT: 2 957 250 GBP

4) Indication about different time frame or duration

5) Additional information about lots

Derwent will award the lot to 1 Service Provider

Lot No: 3

Lot title: 3

1) Short description

Lot 3 – Cyclical redecoration, pre-decoration repairs, minor roof repairs, and small works. This will include cyclical redecoration; pre-decoration repairs; minor roof repairs; roof replacements; external works including (but not limited to fencing, repair and replacement of slabs, and hard surface repairs to communal areas; and connected works and services required.

2) CPV code(s)

45453100 Refurbishment work, 45442100 Painting work, 45442110 Painting work of buildings, 45442120 Painting and protective-coating work of structures, 45442180 Repainting work, 45261900 Roof repair and maintenance work, 45260000 Roof works and other special trade construction works, 45342000 Erection of fencing, 44113120 Paving slabs, 50000000 Repair and maintenance services, 71314100 Electrical services

3) Quantity or scope

Lot 3 – Cyclical redecoration, pre-decoration repairs, minor roof repairs, and small works. This will include cyclical redecoration; pre-decoration repairs; minor roof repairs; roof replacements; external works including (but not limited to fencing, repair and replacement of slabs, and hard surface repairs to communal areas; and connected works and services required. All lots will be for an initial term of 5 years with the possibility of an initial extension of 2 years with break clauses with a final extension of 3 years with break clauses. The total value of the works excluding VAT are estimated as:

Painting GBP 3 000 000

Pre-paint repairs GBP 750 000

Minor repairs GBP 941 667

Lot total GBP 4 691 667

Estimated value excluding VAT: 4 691 667 GBP

4) Indication about different time frame or duration

5)

Additional information about lots

Derwent will award the lot to 1 Service Provider

Lot No: 4

Lot title: 4

1) Short description

Lot 4 – Electrical works. This will include PIR (periodic inspection reports) inspections and follow up works; upgrading common parts; domestic rewire; PAT (portable appliance testing) testing; the servicing of lightning conductors; repairing and replacing of communal digital television aerials; and connected works and services required.

2) CPV code(s)

45453100 Refurbishment work, 45317000 Other electrical installation work, 45310000 Electrical installation work, 45311000 Electrical wiring and fitting work, 45311100 Electrical wiring work, 45311200 Electrical fitting work, 71314100 Electrical services, 71334000 Mechanical and electrical engineering services, 32324600 Digital-TV boxes, 32324400 Television aerials, 71333000 Mechanical engineering services, 31216200 Lightning conductors , 51110000 Installation services of electrical equipment, 51100000 Installation services of electrical and mechanical equipment

3) Quantity or scope

Lot 4 – Electrical works. This will include PIR (periodic inspection reports) inspections and follow up works; upgrading common parts; domestic rewire; PAT (portable appliance testing) testing; the servicing of lightning conductors; repairing and replacing of communal digital television aerials; and connected works and services required. All lots will be for an initial term of 5 years with the possibility of an initial extension of 2 years with break clauses with a final extension of 3 years with break clauses The total value of the works excluding VAT are estimated as:

Domestic PIRs & works GBP 1 308 620

Communal PIRs & works GBP 427 073

PAT Testing GBP 29 167

Servicing Lightning Conductors GBP 5 000

Communal tv aerial repairs GBP 125 000

Lot total GBP 1 894 860

Estimated value excluding VAT: 1 894 860 GBP

4) Indication about different time frame or duration

5) Additional information about lots

Derwent will award the lot to 1 Service Provider

Lot No: 5

Lot title: 5

1) Short description

Lot 5 – Security installations. This will include servicing car park barriers/gates; servicing CCTV; servicing door entry systems; servicing intruder alarms; planned CCTV works; repairs to barriers and gates, intruder alarms and door entry systems including replacements; and connected works and services required.

2) CPV code(s)

35121000 Security equipment, 45311000 Electrical wiring and fitting work, 50000000 Repair and maintenance services, 71314100 Electrical services, 71334000 Mechanical and electrical

engineering services, 71333000 Mechanical engineering services, 51110000 Installation services of electrical equipment, 51100000 Installation services of electrical and mechanical equipment, 44221300 Gates, 44221310 Access gates, 45421148 Installation of gates, 31625000 Burglar and fire alarms, 32360000 Intercom equipment

3) Quantity or scope

Lot 5 – Security installations. This will include servicing car park barriers/gates; servicing CCTV; servicing door entry systems; servicing intruder alarms; planned CCTV works; repairs to barriers and gates, intruder alarms and door entry systems including replacements; and connected works and services required. All lots will be for an initial term of 5 years with the possibility of an initial extension of 2 years with break clauses with a final extension of 3 years with break clauses The total value of the works excluding VAT are estimated as:

Servicing Car Park Barriers/Gates GBP 89 583

Servicing CCTV GBP 61 597

Door Entry Servicing GBP 532 083

Servicing Intruder Alarms GBP 5 854

Planned Door Entry Systems GBP 201 840

Lot total GBP 890 958

Estimated value excluding VAT: 890 958 GBP

4) Indication about different time frame or duration

5) Additional information about lots

Derwent will award the lot to 1 Service Provider

Lot No: 6

Lot title: 6

1) Short description

Lot 6 – Fire safety installations. This will include servicing fire alarms and emergency lighting; servicing fire fighting equipment, smoke vents and smoke detectors; repairs and replacements of fire alarms, emergency lighting, smoke detectors, smoke vents and fire fighting equipment; and connected works and services required.

2) CPV code(s)

50413200 Repair and maintenance services of firefighting equipment, 51100000 Installation services of electrical and mechanical equipment, 31625100 Fire-detection systems, 31625200 Fire-alarm systems, 35111000 Firefighting equipment, 35111400 Fire escape equipment, 44482000 Fire-protection devices, 44480000 Miscellaneous fire-protection equipment, 45312100 Fire-alarm system installation work, 51700000 Installation services of fire protection equipment, 31518200 Emergency lighting equipment, 38431200 Smoke-detection apparatus

3) Quantity or scope

Lot 6 – Fire safety installations. This will include servicing fire alarms and emergency lighting; servicing fire fighting equipment, smoke vents and smoke detectors; repairs and replacements of fire alarms, emergency lighting, smoke detectors, smoke vents and fire fighting equipment; and connected works and services required. All lots will be for an initial term of 5 years with the possibility of an initial extension of 2 years with break clauses with a final extension of 3 years with break clauses The total value of the works are estimated as:

Servicing Fire Alarms & Emergency Lighting GBP 669 306

Servicing Fire Fighting Equipment GBP 84 097

Planned Smoke Detectors GBP 16 875

Lot total GBP 770 278

Estimated value excluding VAT: 770 278 GBP

4) Indication about different time frame or duration

5) Additional information about lots

Derwent will award the lot to 1 Service Provider

Lot No: 7

Lot title: 7

1) Short description

Lot 7 – Passenger and disability lifts. This includes servicing and repairs passenger lifts; planned replacements of passenger lifts; servicing, repairs and replacements of stair lifts, including communal stair lifts; servicing, repairs and replacements of hoists; and connected works and services required.

2) CPV code(s)

42416100 Lifts, 44115600 Stairlifts, 42416300 Hoists

3) Quantity or scope

Lot 7 – Passenger and disability lifts. This includes servicing and repairs passenger lifts; planned replacements of passenger lifts; servicing, repairs and replacements of stair lifts, including communal stair lifts; servicing, repairs and replacements of hoists; and connected works and services required. All lots will be for an initial term of 5 years with the possibility of an initial extension of 2 years with break clauses with a final extension of 3 years with break clauses. The total value of the works excluding VAT are estimated as:

Passenger Lifts - Servicing & repairs GBP 425 417

Stairlifts Communal - Servicing GBP 8 403

Stairlifts Domestic - Servicing GBP 70 069

Lot total GBP 503 889

Estimated value excluding VAT: 503 889 GBP

4) Indication about different time frame or duration

5) Additional information about lots

Derwent will award the lot to 1 Service Provider

Lot No: 8

Lot title: 8

1) Short description

Lot 8 – Communal cleaning. This includes internal cleaning and window cleaning, and connected works and services required.

2) CPV code(s)

90910000 Cleaning services, 90911300 Window-cleaning services, 90911200 Building-cleaning services

3) Quantity or scope

Lot 8 – Communal cleaning. This includes internal cleaning and window cleaning, and connected works and services required. All lots will be for an initial term of 5 years with the possibility of an initial extension of 2 years with break clauses with a final extension of 3 years with break clauses. The total value of the works excluding VAT are estimated as:

Internal Communal Cleaning GBP 2 922 083

Window Cleaning GBP 591 250

Lot total GBP 3 513 333

Estimated value excluding VAT: 3 513 333 GBP

4) Indication about different time frame or duration

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

5) Additional information about lots

Derwent will award the lot to 1 Service Provider

Section III: Legal, economic, financial and technical information

III.1. Conditions related to the contract

III.1.1. Deposits and guarantees required

Details of any deposits, guarantees or bonds required by the contracting authority will be set out in the Contract Documents.

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

Details of any financial conditions and payment arrangements required by the contracting authority will be set out in the Contract Documents.

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

Consortium bids must state on their face that the bidding members are a consortium. The contracting authority reserves the right to require a lead service provider to undertake primary contractual liability or to require that one or more parties are jointly and severally liable.

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 contract documents. These may include conditions relating to environmental and social requirements and supply chain arrangements.

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: Applicants will be required to complete a PQQ and all requirements and standards required are set out in the PQQ

III.2.2. Economic and financial ability

List and brief description of conditions: Applicants will be required to complete a prequalification Questionnaire consistent with Directive 2004/18/EC. The questionnaire is available from the address given in at Section I.1 and must be returned to the address and date as stated in the PQQ

Minimum level(s) of standards possibly required: As stated in the Pre Qualification Questionnaire

III.2.3. Technical and professional ability

List and brief description of conditions:

Applicants will be required to complete a prequalification Questionnaire consistent with Directive 2004/18/EC. The questionnaire is available from the address given in at Section I.1 and must be returned to the address and date as stated in the PQQ

Minimum level(s) of standards possibly required:
As stated in the Pre Qualification Questionnaire.

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 56

Objective criteria for choosing the limited number of candidates: A minimum of 5 operators will be invited for each lot, though the Contracting Authority reserves the right to increase the number of operators to be invited to tender by one or two if their scores are closely placed around the cut-off point. This will be set out in the PQQ and Contract Documents

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

ECH 483

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: 13.12.2013 - 12:59

Payable documents: no

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

13.12.2013 - 12:59

IV.3.5.

Estimated date of dispatch of invitations to tender or to participate to selected candidates

20.12.2013

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 reserves the right to cancel the procurement and not to proceed with the long term Contract at any stage of the procurement process. The contracting authority also reserves the right not to award a contract or to award a contract for any one or more of the lots or part or parts of the works only. Neither the contracting authority nor any person on whose behalf of whom this procurement is undertaken is to be liable for any costs incurred by those expressing an interest or tendering for this contract. Tenderers should note that the provisions of the transfer of Undertakings (protection of Employment) Regulations 2006 may apply to some of the lots.

VI.4. Procedures for review

VI.4.1. Review body

Official name: See VI.4.2 below

Body responsible for mediation procedures

Official name: See VI.4.2 below

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

Official name: Cabinet Office

Postal address: 70 Whitehall

Town: London

Postal code: SW1A2AS

Country: United Kingdom

VI.5. Date of dispatch of this notice

5.11.2013