

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

OJ S 222/2014 18/11/2014

Contract notice

Works

Directive 2004/18/EC

Section I: Contracting authority

I.1. Name and addresses

Official name: Homes for Haringey Limited
Postal address: 9th Floor, Alexandra House, 10 Station Road
Town: London
Postal code: N22 7TR
Country: United Kingdom
Contact person: Echelon Consultancy Limited
For the attention of: Sarah Baxter
E-mail: hfh@echelonconsultancy.co.uk
Telephone: +44 1707339800
Fax: +44 1707339801

Internet address(es):

General address of the contracting authority: <http://www.homesforharingey.org/>
Address of the buyer profile: <http://homesforharingey.g2b.info/>
Electronic access to information: <http://www.delta-esourcing.com>
Electronic submission of tenders and requests to participate: <http://www.delta-esourcing.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**

Framework agreement for sub contractor support for homes for Haringey.

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

Works

Execution
NUTS code UKI2 Outer London

II.1.3. Information about a framework agreement or a dynamic purchasing system

The procurement involves the establishment of a framework agreement

II.1.4. Information about framework agreement

Framework agreement with several operators

Maximum number Envisaged maximum number of participants to the framework agreement
: 22

Duration of the framework agreement

Duration in months: 48

Estimated total value of purchases for the entire duration of the framework agreement

Estimated value excluding VAT: 10 455 328 GBP

II.1.5. Short description of the contract or purchase(s)

Repair and maintenance services of building installations. Lot 1 — General Build — provision of general building services to dwellings, empty properties and communal areas, as part of a sub-contracting framework to support the delivery of the responsive, voids, cyclical and planned maintenance programmes delivered by Haringey Repairs Service (HRS) to circa 20 500 homes (16 000 tenanted and 4 500 leasehold properties). The contract will be on a Schedule of Rates (NHF version 5.1) pricing mechanism with a discount to the base price and the work allocated will generally be larger, more complex or to support HRS during periods of peak activity. Lot 2 — Electrical — provision of electrical inspections, repairs, partial and full rewires to dwellings, empty properties and communal areas as part of a sub-contracting framework to support the delivery of the responsive, voids, cyclical and planned maintenance programmes delivered by Haringey Repairs Service (HRS) to circa 20 500 homes (16 000 tenanted and 4 500 leasehold properties). The contract will be on a Schedule of Rates (NHF version 5.1) pricing mechanism with a discount to the base price and the work allocated will generally be larger, more complex or to support HRS during periods of peak activity. Lot 3 — Roofing (including the option for scaffolding) — provision of roofing inspections, repairs and re-roofing (to include the option with and without scaffolding) to pitched roofs, flat roofs and balconies, and repairs and cleaning to gutters and downpipes, to dwellings, empty properties and communal areas as part of a sub-contracting framework to support the delivery of the responsive, voids, cyclical and planned maintenance programmes delivered by Haringey Repairs Service (HRS) to circa 20 500 homes (16 000 tenanted and 4 500 leasehold properties). The contract will be on a Schedule of Rates (NHF version 5.1) pricing mechanism with a discount to the base price and the work allocated will generally be larger, more complex or to support HRS during periods of peak activity. Lot 4 — Scaffolding — provision of tube fitting scaffolding services (not cherry pickers) to enable repairs and other works to dwellings, empty properties and communal areas, as part of a sub-contracting framework to support the delivery of the responsive, voids, cyclical and planned maintenance programmes delivered by Haringey Repairs Service (HRS — Direct Labour Organisation) to circa 20 500 homes (16 000 tenanted and 4 500 leasehold properties). The contract will be on a Schedule of Rates pricing mechanism with a discount to the base price and the work allocated will generally be larger, more complex or to support HRS during periods of peak activity. Lot 5 — Painting — provision of internal and external painting and decorating services to dwellings, empty properties and communal areas, as part of a sub-contracting framework to support the delivery of the responsive, voids, cyclical and planned maintenance programmes delivered by Haringey Repairs Service (HRS — Direct Labour Organisation) to circa 20 500 homes (16 000 tenanted and 4 500 leasehold properties). The contract will be on a Schedule of Rates pricing

mechanism with a discount to the base price and the work allocated will generally be larger, more complex or to support HRS during periods of peak activity. Lot 6 — UPVC repairs — provision of UPVC repair and replacement services to windows, doors, fascia's and soffits, to dwellings, empty properties and communal areas, as part of a sub-contracting framework to support the delivery of the responsive, voids, cyclical and planned maintenance programmes delivered by Haringey Repairs Service (HRS - Direct Labour Organisation) to circa 20 500 homes (16 000 tenanted and 4 500 leasehold properties). The contract will be on a Schedule of Rates pricing mechanism with a discount to the base price and the work allocated will generally be larger, more complex or to support HRS during periods of peak activity. Lot 7 — Cleaning — the provision of ad hoc cleaning services to include extreme cleaning, environmental cleaning, pest control and clearing of graffiti to empty properties and communal areas, as part of a sub-contracting framework to support the delivery of the responsive, voids, cyclical and planned maintenance programmes delivered by Haringey Repairs Service (HRS) to circa 20,500 homes (16,000 tenanted and 4,500 leasehold properties). The contract will be on a Schedule of Rates pricing mechanism with a discount to the base price and the work allocated will generally be larger, more complex or to support HRS during periods of peak activity. Lot 8 — Empty Property Security — the provision of a range of security measures (to include screens, alarms, net curtains, cameras, manned on site security, etc.) to short term and long term empty properties, as part of a sub-contracting framework to support the delivery of the responsive, voids and planned maintenance programmes delivered by Haringey Repairs Service (HRS) to circa 20 500 homes (16 000 tenanted and 4 500 leasehold properties). The contract will be on a Schedule of Rates pricing mechanism with a discount to the base price and the work allocated will generally be larger, more complex or to support HRS during periods of peak activity. Haringey Repairs Service is the Direct Labour Organisation (DLO) of Homes for Haringey (HfH). HfH is an Arms-Length Management Organisation (ALMO) delivering services under a contract to Haringey Council. HRS plans to seek growth via planned works in future years through the use of this sub-contractor framework. More details will be provided in the Pre-Qualification Questionnaire. There are 8 lots covering general building, electrical works, roofing (including option for scaffolding), scaffolding, painting, UPVC repairs, cleaning, and empty property security. Applicants will be able to tender for any or all of the Lots. Lots 1 to 7 will be awarded as either a single supplier framework, or to a minimum of 3 contractors per lot on a framework. Lot 8 will be awarded as a single supplier framework. Work allocated by Haringey Repairs Service will be on a direct call off based on achieving all KPI targets.

II.1.6. CPV code(s)

50700000 Repair and maintenance services of building installations

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 — GBP 1 160 221 per annum Lot 2 — GBP 138 070 per annum Lot 3 — GBP 291 920

per annum Lot 4 — GBP 300 000 per annum Lot 5 — GBP 225 069 per annum Lot 6 — GBP 180 533 per annum Lot 7 — GBP 268 019 per annum Lot 8 — GBP 50 000 per annum Total value = GBP 2 613 832 per annum. These budgets are indicative only and there is no guarantee of the volume of work. Total 4-year values per lot: Lot 1 = GBP 4 640 884 Lot 2 = GBP 552 280 Lot 3 = GBP 1 167 680 Lot 4 = GBP 1 200 000 Lot 5 = GBP 900 276 Lot 6 = GBP 722 132 Lot 7 = GBP 1 072 076 Lot 8 = GBP 200 000 Total value = GBP 10 455 328. These budgets are indicative only and there is no guarantee of the volume of work. All rates pa excluding VAT.

Estimated value excluding VAT: 10 455 328 GBP

II.2.2. Information about options

Options: no

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: 48 (from the award of the contract)

Information about lots

Lot No: 1

Lot title: General Building Works

1) Short description

Lot 1 – General Building Works – provision of general building services to dwellings, empty properties and communal areas, as part of a sub-contracting framework to support the delivery of the responsive, voids, cyclical and planned maintenance programmes delivered by Haringey Repairs Service (HRS) to circa 20 500 homes (16 000 tenanted and 4 500 leasehold properties). The contract will be on a Schedule of Rates (NHF version 5.1) pricing mechanism with a discount to the base price and the work allocated will generally be larger, more complex or to support HRS during periods of peak activity.

2) CPV code(s)

50700000 Repair and maintenance services of building installations

3) Quantity or scope

Estimated costs of work will be in the region of GBP 1 160 221 per annum, or GBP 4 640 884 over the 4-year duration of the framework. These figures are indicative only and there is no guarantee of the volume of work.

Estimated value excluding VAT: 4 640 884 GBP

4) Indication about different time frame or duration

Duration in months: 48 (from the award of the contract)

5) Additional information about lots

Lot 1 will awarded as either a single supplier framework or to three contractors on a framework. Work allocated by Haringey Repairs Service will be on a direct call off based on achieving all KPI targets.

Lot No: 2

Lot title: Electrical

1) Short description

Lot 2 — Electrical — provision of electrical inspections, repairs, partial and full rewires to dwellings, empty properties and communal areas as part of a sub-contracting framework to

support the delivery of the responsive, voids, cyclical and planned maintenance programmes delivered by Haringey Repairs Service (HRS) to circa 20 500 homes (16 000 tenanted and 4 500 leasehold properties). The contract will be on a Schedule of Rates (NHF version 5.1) pricing mechanism with a discount to the base price and the work allocated will generally be larger, more complex or to support HRS during periods of peak activity.

2) CPV code(s)

50711000 Repair and maintenance services of electrical building installations

3) Quantity or scope

Estimated costs of work will be in the region of GBP 138 070 per annum, or GBP 552 280 over the 4-year duration of the framework. These figures are indicative only and there is no guarantee of the volume of work.

Estimated value excluding VAT: 552 280 GBP

4) Indication about different time frame or duration

Duration in months: 48 (from the award of the contract)

5) Additional information about lots

Lot 2 will awarded as either a single supplier framework or to three contractors on a framework. Work allocated by Haringey Repairs Service will be on a direct call off based on achieving all KPI targets.

Lot No: 3

Lot title: Roofing (including the option for scaffolding)

1) Short description

Lot 3 — Roofing (including the option for scaffolding) — provision of roofing inspections, repairs and re-roofing (to include the option with and without scaffolding) to pitched roofs, flat roofs and balconies, and repairs and cleaning to gutters and downpipes, to dwellings, empty properties and communal areas as part of a sub-contracting framework to support the delivery of the responsive, voids, cyclical and planned maintenance programmes delivered by Haringey Repairs Service (HRS) to circa 20 500 homes (16 000 tenanted and 4 500 leasehold properties). The contract will be on a Schedule of Rates (NHF version 5.1) pricing mechanism with a discount to the base price and the work allocated will generally be larger, more complex or to support HRS during periods of peak activity.

2) CPV code(s)

44112500 Roofing materials

3) Quantity or scope

Estimated costs of work will be in the region of GBP 291 920 per annum, or GBP 1 167 680 over the 4-year duration of the framework. These figures are indicative only and there is no guarantee of the volume of work.

Estimated value excluding VAT: 1 167 680 GBP

4) Indication about different time frame or duration

Duration in months: 48 (from the award of the contract)

5) Additional information about lots

Lot 3 will awarded as either a single supplier framework or to 3 contractors on a framework. Work allocated by Haringey Repairs Service will be on a direct call off based on achieving all KPI targets.

Lot No: 4

Lot title: Scaffolding

1) Short description

Lot 4 — Scaffolding — provision of tube fitting scaffolding services (not cherry pickers) to enable repairs and other works to dwellings, empty properties and communal areas, as part of a sub-contracting framework to support the delivery of the responsive, voids, cyclical and planned maintenance programmes delivered by Haringey Repairs Service (HRS — Direct Labour Organisation) to circa 20 500 homes (16 000 tenanted and 4 500 leasehold properties). The contract will be on a Schedule of Rates pricing mechanism with a discount to the base price and the work allocated will generally be larger, more complex or to support HRS during periods of peak activity.

2) CPV code(s)

44212310 Scaffolding

3) Quantity or scope

Estimated costs of work will be in the region of GBP 300 000 per annum, or GBP 1 200 000 over the 4-year duration of the framework. These figures are indicative only and there is no guarantee of the volume of work.

Estimated value excluding VAT: 1 200 000 GBP

4) Indication about different time frame or duration

Duration in months: 48 (from the award of the contract)

5) Additional information about lots

Lot 4 will awarded as either a single supplier framework or to three contractors on a framework. Work allocated by Haringey Repairs Service will be on a direct call off based on achieving all KPI targets.

Lot No: 5

Lot title: Painting

1) Short description

Lot 5 — Painting — provision of internal and external painting and decorating services to dwellings, empty properties and communal areas, as part of a sub-contracting framework to support the delivery of the responsive, voids, cyclical and planned maintenance programmes delivered by Haringey Repairs Service (HRS — Direct Labour Organisation) to circa 20 500 homes (16 000 tenanted and 4 500 leasehold properties). The contract will be on a Schedule of Rates pricing mechanism with a discount to the base price and the work allocated will generally be larger, more complex or to support HRS during periods of peak activity.

2) CPV code(s)

45442100 Painting work

3) Quantity or scope

Estimated costs of work will be in the region of GBP 225 069 per annum, or GBP 900 276 over the 4-year duration of the framework. These figures are indicative only and there is no guarantee of the volume of work.

Estimated value excluding VAT: 900 276 GBP

4) Indication about different time frame or duration

Duration in months: 48 (from the award of the contract)

5) Additional information about lots

Lot 5 will awarded as either a single supplier framework or to three contractors on a

framework. Work allocated by Haringey Repairs Service will be on a direct call off based on achieving all KPI targets.

Lot No: 6

Lot title: UPVC Repairs

1) Short description

Lot 6 — UPVC repairs — provision of UPVC repair and replacement services to windows, doors, fascia's and soffits, to dwellings, empty properties and communal areas, as part of a sub-contracting framework to support the delivery of the responsive, voids, cyclical and planned maintenance programmes delivered by Haringey Repairs Service (HRS — Direct Labour Organisation) to circa 20 500 homes (16 000 tenanted and 4 500 leasehold properties). The contract will be on a Schedule of Rates pricing mechanism with a discount to the base price and the work allocated will generally be larger, more complex or to support HRS during periods of peak activity.

2) CPV code(s)

44221000 Windows, doors and related items

3) Quantity or scope

Estimated costs of work will be in the region of GBP 180 533 per annum, or GBP 722 132 over the 4-year duration of the framework. These figures are indicative only and there is no guarantee of the volume of work.

Estimated value excluding VAT: 722 132 GBP

4) Indication about different time frame or duration

Duration in months: 48 (from the award of the contract)

5) Additional information about lots

Lot 6 will awarded as either a single supplier framework or to three contractors on a framework. Work allocated by Haringey Repairs Service will be on a direct call off based on achieving all KPI targets.

Lot No: 7

Lot title: Cleaning

1) Short description

Lot 7 — Cleaning — the provision of ad hoc cleaning services to include extreme cleaning, environmental cleaning, pest control and clearing of graffiti to empty properties and communal areas, as part of a sub-contracting framework to support the delivery of the responsive, voids, cyclical and planned maintenance programmes delivered by Haringey Repairs Service (HRS) to circa 20 500 homes (16 000 tenanted and 4 500 leasehold properties). The contract will be on a Schedule of Rates pricing mechanism with a discount to the base price and the work allocated will generally be larger, more complex or to support HRS during periods of peak activity.

2) CPV code(s)

90911200 Building-cleaning services

3) Quantity or scope

Estimated costs of work will be in the region of GBP 268 019 per annum, or GBP 1 072 076 over the 4-year duration of the framework. These figures are indicative only and there is no guarantee of the volume of work.

Estimated value excluding VAT: 1 072 076 GBP

4) Indication about different time frame or duration

Duration in months: 48 (from the award of the contract)

5) Additional information about lots

Lot 7 will awarded as either a single supplier framework or to three contractors on a framework. Work allocated by Haringey Repairs Service will be on a direct call off based on achieving all KPI targets.

Lot No: 8

Lot title: Empty Property Security

1) Short description

Lot 8 — Empty Property Security — the provision of a range of security measures (to include screens, alarms, net curtains, cameras, manned on site security, etc.) to short term and long term empty properties, as part of a sub-contracting framework to support the delivery of the responsive, voids and planned maintenance programmes delivered by Haringey Repairs Service (HRS) to circa 20 500 homes (16 000 tenanted and 4 500 leasehold properties). The contract will be on a Schedule of Rates pricing mechanism with a discount to the base price and the work allocated will generally be larger, more complex or to support HRS during periods of peak activity.

2) CPV code(s)

44212329 Security screens

3) Quantity or scope

Estimated costs of work will be in the region of GBP 50 000 per annum, or GBP 200 000 over the 4-year duration of the framework. These figures are indicative only and there is no guarantee of the volume of work.

Estimated value excluding VAT: 200 000 GBP

4) Indication about different time frame or duration

Duration in months: 48 (from the award of the contract)

5) Additional information about lots

Lot 8 will awarded as a single supplier framework. Work allocated by Haringey Repairs Service will be on a direct call off based on achieving all KPI targets.

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 PQQ.

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 contractor 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: Under the contracts, the contractor and any supply chain will be required to actively participate in the achievement of social and/or environmental policy objectives relating to recruitment and training and supply chain initiatives. Accordingly, the contract performance conditions will relate in particular to social and/or environmental regeneration conditions.

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 pre-qualification questionnaire consistent with Directive 2004/18/EC. The questionnaire is available from the address given in Section I.1 and must be returned to Electronic Submission URL by the date stipulated at Section IV.3.4.

III.2.2. Economic and financial ability

List and brief description of conditions: Applicants will be required to complete a pre-qualification questionnaire consistent with Directive 2004/18/EC. The questionnaire is available from the address given in Section I.1 and must be returned to Electronic Submission URL by the date stipulated at Section IV.3.4.

III.2.3. Technical and professional ability

List and brief description of conditions:

Applicants will be required to complete a pre-qualification questionnaire consistent with Directive 2004/18/EC. The questionnaire is available from the address given in Section I.1 and must be returned to Electronic Submission URL by the date stipulated at Section IV.3.4.

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 1: and Maximum number 22

Objective criteria for choosing the limited number of candidates: Homes for Haringey will select a minimum of 5 bidders per lot to the invitation to tender stage following the evaluation of the PQQ's.

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

Tender 32HFH608

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: 14.12.2014 - 17:00

Payable documents: no

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

15.12.2014 - 12:00

IV.3.5. Estimated date of dispatch of invitations to tender or to participate to selected candidates

12.1.2015

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. The contracting authority reserves the right to cancel the procurement and not to proceed with the contracts or framework

agreement at any stage of the procurement process. The contracting authority also reserves the right not to award any contract or framework agreement or to award a contract or framework agreement for part or parts of the works only. Further, award of a contract or appointment to the framework agreement is not a guarantee of any fixed amount of work. The contracting authority will not, under any circumstances, reimburse any expense incurred by Applicants in preparing their PQQ or tender submissions. Homes for Haringey (HfH) is an arms-length management organisation (ALMO) of Haringey Council. In the event that the ALMO is taken back in house by Haringey Council during the term of the framework, the framework will be novated to Haringey Council.

For more information about this opportunity, please visit the Delta eSourcing portal at:

<https://www.delta-esourcing.com/tenders/UK-UK-London:-Repair-and-maintenance-services-of-building-installations./G8549Y3Y84>

To respond to this opportunity, please click here:

<https://www.delta-esourcing.com/respond/G8549Y3Y84>

GO Reference: GO-20141113-PRO-6158642.

VI.4. Procedures for review

VI.4.1. Review body

Official name: High Court of England and Wales

Postal address: The Strand

Town: London

Postal code: WC2A 2LL

Country: United Kingdom

VI.4.2. Review procedure

Precise information on deadline(s) for review procedures: In accordance with regulation 32 (information about contract award procedures), regulation 32A (standstill period), regulation 47 and regulations 47D to 47N (inclusive) of the public contracts regulations 2006 (as amended).

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: SW1A 2AS

Country: United Kingdom

VI.5. Date of dispatch of this notice

13.11.2014