

United Kingdom-Belfast: Accommodation, building and window cleaning services

OJ S 233/2013 30/11/2013

Contract notice

Services

Directive 2004/18/EC

Section I: Contracting authority

I.1. Name and addresses

Official name: Abacus Housing Consortium

Postal address: c/o Helm House 38-52 Lisburn Road

Town: Belfast

Postal code: BT9 6AA

Country: United Kingdom

For the attention of: Nichola Casey

E-mail: procurement@helmhousing.org

Telephone: +44 2890320485

Fax: +44 2890330402

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: yes

Official name: Helm Housing Ltd

Postal address: Helm House, 38-52 Lisburn Road

Town: Belfast

Postal code: BT9 6AA

Country: United Kingdom

Official name: Oaklee Homes Group

Postal address: 37-41 May Street

Town: Belfast

Postal code: BT1 4DN

Country: United Kingdom

Section II: Object of the contract

II.1. Description

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

Abacus Housing Consortium- Cleaning Service Ref:AM/CS/13-14.

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

Services

Service category No 14: Building-cleaning services and property management 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)

Abacus Housing Consortium (AHC) will act as a central purchasing body and wishes to jointly procure a Cleaning Services Contract on behalf of the following Housing Associations:

— Helm Housing Association

— Oaklee Homes Group

Abacus Housing Consortium is procuring the services for the Member Housing Associations. Economic Operators should also note that during the contract period other Department for Social Development Registered Housing Associations in Northern Ireland may join AHC by acceding to the contract and require works to be provided to them under the contract awarded as part of this completion. For a list of all Registered Housing Associations that may potentially seek to use this Contract Economic Operators should refer to the Department for Social Development website www.dsdni.gov.uk

The Economic Operator shall provide the following Services:

— Cleaning Services to include but not limited to the following – Cleaning of communal areas including entrances, hallways, corridors, lifts, driveways and paths. Cleaning of void properties and offices as required

— The contract will cover the whole of Northern Ireland and to approximately - Helm Housing - 100 schemes and head office.

Oaklee Homes Group – 70 schemes and head office.

II.1.6. CPV code(s)

90911000 Accommodation, building and window cleaning services, 90911200 Building-cleaning services, 90918000 Bin-cleaning services, 90919200 Office cleaning services

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

The Contract will be province wide (Northern Ireland) Contract on a 1 year rolling contract to a maximum of 5 years. It is proposed that the contract will include for contractual breaks on an annual basis. Progression to subsequent years will be subject to meeting the performance

requirements as detailed within the tender documents.

The estimated fee value, excluding VAT, of the Services is GBP 700 000 per annum.

Helm Housing approx. GBP 350 000 per annum.

Oaklee Homes Group approx. GBP 350 000 per annum.

Estimated value excluding VAT:

Range: between 3 500 000 and 4 500 000 GBP

II.2.2. Information about options

Options: no

II.2.3. Information about renewals

This contract is subject to renewal: yes

Number of possible renewals: 4

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

Duration in months: 60 (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

AHC reserve the right to require bonds, deposits, guarantees or other forms of undertaking to secure proper contractual performance.

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

The main terms will be detailed in the amended conditions of the form of contract which will be provided to all bidders invited to tender.

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

Subject to the status and involvement of the parties, The Contracting Authority may require parties to commit to joint and several liability in respect of the contract. Alternatively, the Contracting Authority may expect the lead operator to take total responsibility. The Contracting Authority may require collateral warranties, parent company guarantees and / or performance bonds (as applicable) to be entered into by other Economic Operators.

III.1.4. Contract performance conditions

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

Description of particular conditions: AHC may require Parent Company guarantees and/or Performance Bonds as applicable to be entered into.

The contract period will be on a one year rolling contract to a maximum of 5 years. It is proposed that the contract will include for contractual breaks on an annual basis. Progression to subsequent years will be subject to meeting the performance requirements as detailed within the tender documents.

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 is set out in detail in the memorandum of information and prequalification 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 prequalification 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 prequalification questionnaire and memorandum of information. The memorandum of information and applicable prequalification 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 prequalification 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 prequalification 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 prequalification 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 number of candidates: 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 prequalification 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

AHC - Heating Systems Service, Response Maintenance and Planned Maintenance / Replacements

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: 2.1.2014 - 12:00
Payable documents: no

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

7.1.2014 - 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 prequalification questionnaires can be downloaded from www.helmhousing.org The cost of responding to the prequalification 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

VI.4.2. Review procedure

Precise information on deadline(s) for review procedures: Appeals must be lodged in accordance with the Public Contract Regulations 2006 as amended.

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

VI.5. Date of dispatch of this notice

28.11.2013