

United Kingdom-Spennymoor: Construction work
OJ S 225/2015 20/11/2015
Contract notice
Works

Directive 2004/18/EC

Section I: Contracting authority

I.1. Name and addresses

Official name: Livin Housing Limited

Postal address: Farrell House, Arlington Way, Durham Gate, Co. Durham

Town: Spennymoor

Postal code: DL16 6NL

Country: United Kingdom

For the attention of: Wayne Harris

E-mail: wayne.harris@livin.co.uk

Telephone: +44 8455055500

Fax: +44 1388824103

Internet address(es):

General address of the contracting authority: <http://www.livin.co.uk>

Address of the buyer profile: http://www.mytenders.org/search/Search_AuthProfile.aspx?ID=AA21007

Electronic access to information: www.mytenders.org

Electronic submission of tenders and requests to participate: www.mytenders.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

Construction Related Services Contract 2016-2026.

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

Works

Design and execution

Main site or place of performance: County Durham and surrounding areas.
NUTS code UKC North East (England)

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)

Livin is a homes and communities organisation operating primarily in the south of County Durham, currently managing in excess of 8 500 domestic properties. In addition to providing homes, livin strive to improve lives, and build strong and sustainable communities. Livin wish to procure a contractor to provide repairs and maintenance and cyclical maintenance including voids, gas servicing and repairs and planned capital works. The successful contractor will be required to provide a 'total asset management solution', including but not limited to the provision of asbestos surveys, EPCs, structural surveys, planning and building control applications, building surveying services, including party wall surveys, electrical testing, section 20 leaseholder notices and other services required to provide asset management support. The successful contractor will also be required to provide tenant liaison services. The contract duration will be for 9 years 9 months years with break points. It is anticipated that the total value of the contract over the 9 year 9 month period will be in the region of 150 000 000 GBP exc Vat. Works value is based upon current information, which may be subject to change. The scope of those works includes, but is not limited to:

— responsive and cyclical: works to the livin asset portfolio, including responsive repairs (including out of hours) and maintenance works, voids, one off component replacements, aids and adaptations, decants, damp proofing works, pest control, security board ups and fencing. Cyclical works include, but not limited to, water borne management (legionella) LPG heating maintenance, external redecoration, warm air heating maintenance, solid fuel appliance maintenance, air source heat pump maintenance, lift maintenance (including stair and passenger lifts), door entry systems maintenance, fire alarm maintenance, fire extinguisher maintenance, emergency lighting maintenance, intruder alarm maintenance,

— cleaning and maintenance of flat roof gutters, window cleaning, maintenance of cctv systems, PAT testing, smoke detector maintenance and periodic electrical inspections

Provision of asset management support services including but not limited to the provision of asbestos surveys and removal, EPCs, structural surveys, planning and building control applications, building surveying services,

— electrical testing services, property MOT's, empty property/mortgage rescue surveys and other services required to provide total asset management support.

The provider will need to provide ICT support as required, to support the delivery of services and exchange/interface service information within livin, including the provision of an out of hours call centre.

Gas and solid fuel servicing and repairs: gas servicing (domestic and commercial), including annual inspections and safety certification and maintenance and repairs, including out of hours. Works may also include surveys of existing systems to identify faults and failure trends. Works will include repair of full central heating systems, including radiators, distribution pipework, valves and heating controls. Planned capital: works to the livin asset portfolio, including kitchen replacements, bathroom replacements, internal and external redecoration, heating installations, electrical upgrades, communal redecoration, window replacements, door replacements, roof renewals, external repairs, door entry installations, insulation works, insurance-related works, work associated with solar power generation, utility saving activities, general green technology, environmental improvements, asbestos

surveys and removals, any other construction related works required to maintain the asset, adaptations generally. Note: to register your interest in this notice and obtain any additional information please visit the myTenders Web Site at http://www.mytenders.org/Search/Search_Switch.aspx?ID=108716

Note: to register your interest in this notice and obtain any additional information please visit the myTenders Web Site at http://www.myTenders.org/Search/Search_Switch.aspx?ID=166109

The buyer has indicated that it will accept electronic responses to this notice via the Postbox facility. A user guide is available at http://www.myTenders.org/sitehelp/help_guides.aspx

Suppliers are advised to allow adequate time for uploading documents and to dispatch the electronic response well in advance of the closing time to avoid any last minute problems.

II.1.6. CPV code(s)

45000000 Construction work, 45100000 Site preparation work, 45210000 Building construction work, 45260000 Roof works and other special trade construction works, 45200000 Works for complete or part construction and civil engineering work, 45300000 Building installation work, 45310000 Electrical installation work, 45320000 Insulation work, 45330000 Plumbing and sanitary works, 45340000 Fencing, railing and safety equipment installation work, 45350000 Mechanical installations, 45400000 Building completion work, 45410000 Plastering work, 45420000 Joinery and carpentry installation work, 45430000 Floor and wall covering work, 45440000 Painting and glazing work, 45450000 Other building completion work, 50000000 Repair and maintenance services, 50531100 Repair and maintenance services of boilers, 50531200 Gas appliance maintenance services, 50700000 Repair and maintenance services of building installations, 50710000 Repair and maintenance services of electrical and mechanical building installations, 50720000 Repair and maintenance services of central heating, 71000000 Architectural, construction, engineering and inspection services, 71314300 Energy-efficiency consultancy services, 71500000 Construction-related services, 71600000 Technical testing, analysis and consultancy services, 79512000 Call centre , 90000000 Sewage, refuse, cleaning and environmental services, 90640000 Gully cleaning and emptying services, 90650000 Asbestos removal services, 90690000 Graffiti removal services, 90910000 Cleaning services, 50750000 Lift-maintenance services, 71312000 Structural engineering consultancy services, 71315300 Building surveying services

II.1.7. Information about the Government Procurement Agreement (GPA)

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

9 Year 9 Month period

Works is based on current information which may be subject to change.

The average annual value for each work stream excluding VAT over the contract period is:

Planned 7 530 445 GBP;

Cyclical 1 227 685 GBP;

Gas 1 134 052 GBP;

Responsive 2 540 368 GBP;

Voids 2 064 597 GBP;

Aids and Adaptations 441 909 GBP (note this will cease in 2021);

Other services 270 891 GBP.

The term shall be for a period of (6 years and 9 months) extendable at the Client's option by one further consecutive period of 3 years.

Estimated value excluding VAT: 150 331 838 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

Start 1.7.2016. Completion 31.3.2026

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. Livin may require parent company guarantee and/or other forms of appropriate security to be given.

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 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: The services provider and its supply chain will be required to actively participate in the delivery of social and/or environmental policy and digital vision and channel shift strategy objectives as well as those relating to customer involvement, recruitment, employment training, community and environmental sustainability and supply chain initiatives and to support delivery of strategic goals. This may include other value added contributions by the service provider(s) and its supply chain in order to support community programmes and initiatives promoted by livin. In addition, livin wishes to engage with suppliers who will deliver innovation to drive up service quality and efficiency, thereby providing value for money for livin's business and its customers.

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: (1) All candidates will be required to produce a certificate or declaration demonstrating that they are not bankrupt or the subject of an administration order, are not being wound-up, have not granted a trust deed, are not the subject of a petition presented for sequestration of their estate, have not had a receiver, manager or administrator appointed and are not otherwise apparently insolvent.

(2) All candidates will be required to produce a certificate or declaration demonstrating that the candidate, their directors, or any other person who has powers of representation, decision or control of the candidate has not been convicted of conspiracy, corruption, bribery, or money laundering. Failure to provide such a declaration will result in the candidate being declared ineligible and they will not be selected to participate in this procurement process.

(3) All candidates will be required to produce a certificate or declaration demonstrating that they have not been convicted of a criminal offence relating to the conduct of their business or profession.

(4) All candidates will be required to produce a certificate or declaration demonstrating that they have not committed an act of grave misconduct in the course of their business or profession.

(5) All candidates must comply with the requirements of the State in which they are established, regarding registration on the professional or trade register.

(6) Any candidate found to be guilty of serious misrepresentation in providing any information required, may be declared ineligible and not selected to continue with this procurement process.

(7) All candidates will have to demonstrate that they are licensed, or a member of the relevant organisation, in the State where they are established, when the law of that State prohibits the provision of the services, described in this notice, by a person who is not so licensed or who is not a member of the relevant organisation.

(8) All candidates will be required to produce a certificate or declaration demonstrating that they have fulfilled obligations relating to the payment of social security contributions under the law of any part of the United Kingdom or of the relevant State in which the candidate is established.

(9) All candidates will be required to produce a certificate or declaration demonstrating that they have fulfilled obligations relating to the payment of taxes under the law of any part of the United Kingdom or of the relevant State in which the economic operator is established.

III.2.2. Economic and financial ability

List and brief description of conditions: (1) All candidates will be required to provide evidence of relevant professional risk indemnity insurance.

(2) All candidates will be required to provide a statement, covering the 3 previous financial years including the overall turnover of the candidate and the turnover in respect of the activities which are of a similar type to the subject matter of this notice.

(3) All candidates will be required to provide statements of accounts or extracts from those accounts relating to their business.

III.2.3. Technical and professional ability

List and brief description of conditions:

(1) Details of the educational and professional qualifications of their managerial staff; and those of the person(s) who would be responsible for providing the services or carrying out the work or works under the contract;

(2) A statement of the principal goods sold or services provided by the supplier or the services provider in the past 3 years, detailing the dates on which the goods were sold or the services provided; the consideration received; the identity of the person to whom the goods were sold

or the services were provided.

(3) An indication of the proportion of the contract which the services provider intends possibly to subcontract.

(4) A statement of the tools, plant or technical equipment available to the service provider or contractor for carrying out the contract.

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 7

Objective criteria for choosing the limited number of candidates: A minimum of 5 operators will be invited, though the Contracting Authority reserves the right to increase the number of operators to be invited to submit an ITT by 1 or 2 if their scores are closely placed around the cut-off point.

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

livin/Assets/045

IV.3.2. Previous publication concerning this procedure

IV.3.3. Conditions for obtaining specifications and additional documents or descriptive document

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

18.12.2015 - 12:00

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

11.1.2016

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

VI.2. Information about European Union funds

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. 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. The reason the contract is not divided into smaller Lots is due to the integrated nature of the model developed by livin.

(MT Ref:166109).

VI.4. Procedures for review

VI.4.1. Review body

Official name: Cabinet Office

Postal address: 70 Whitehall

Town: London

Postal code: SW1A2AS

Country: United Kingdom

VI.4.2. Review procedure

Precise information on deadline(s) for review procedures: The contracting authority will allow a period of at least ten calendar days between the date it gives to candidates of the decision to award the proposed agreement and the date on which it proposes to conclude the agreement. If, by midnight on the second working day of the ten day standstill period, the contracting authority receives a request in writing from a candidate as to why it was unsuccessful, the contracting authority is required to provide additional information to the candidate. That information must be provided at least 3 working days before the expiry of the 10 days' standstill period (though the standstill period may be extended if it is not possible to provide the information in time). Requests for additional information should be sent to the contact in Section I.1. An aggrieved candidate who claims that it has suffered or risked loss or damage as a result of a breach by the contracting authority of its duties under the Public Contract Regulations 2015 may take proceedings in the High Court. Any such proceedings must be brought promptly and in any event within 3 months from the date on which grounds for bringing proceedings first arose (the Court has discretion to extend the period for a good reason). If an appeal regarding the award of a contract has not been successfully resolved the Public Contracts Regulations 2015 (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 brought promptly (generally within 3 months).

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.

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

VI.5. Date of dispatch of this notice

17.11.2015