

**United Kingdom-Birmingham: Repair and maintenance services**

OJ S 247/2015 22/12/2015

Contract notice

Works

Directive 2004/18/EC

**Section I: Contracting authority**

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**I.1. Name and addresses**

Official name: WMCOE — Midland Heart

Postal address: 20 Bath Row

Town: Birmingham

Postal code: B15 1LZ

Country: United Kingdom

For the attention of: Keilah Ami

E-mail: [ami.keilah@midlandheart.org.uk](mailto:ami.keilah@midlandheart.org.uk)

Telephone: +44 12112345

**Internet address(es):**General address of the contracting authority: <http://www.midlandheart.org.uk/>**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**

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**II.1. Description****II.1.1. Title attributed to the contract by the contracting authority**

Midland Heart Enveloping General Building Improvements and Cyclical Decorations Contract.

**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: Midlands.

NUTS code UK United Kingdom

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

#### **II.1.4. Information about framework agreement**

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

Midland Heart proposes to have a more encompassing program of works than just cyclical external and internal decorations as we move forward to the renewal of this contract. Where budgets permit any works that are required to improve the physical appearance and weather durability of our stock should be highlighted and referred for approval to repair to the contract officer. The vision is to leave a building not only redecorated but to also encompass a series of general building repairs to the whole envelope. Leaving the building wind and weather tight with a good aesthetic appearance. This will be make good use of scaffolds and other methods of access whilst cyclical works take place and avoid double access costs over intermittent periods of time. Using the experienced critical eyes of our contractors and staff when the best opportunities to survey and inspect are available.

Generic repairs may include roofing repairs, chimney and flashing repairs. External rendering repairs to superstructure. Internal plastering repairs to walls and ceilings in communal areas of our buildings and apartment blocks. Renewal of soffits fascia's and barge boards to roof lines. This may be in both: timber and UPVC. General repairs may be carried out on timber and PVCU windows and doors. Repairs to all types of guttering and RWP, as well general above ground drainage. Repairs to external and internal leaks caused by RWP in communal areas and renewals. Repairs to below ground drainage from gully outlets and SVP to 1<sup>st</sup> manholes. Brickwork, block work and stonework along with other types of masonry repairs. Repainting and minor structural repairs to above ground superstructure areas of our buildings. Internal renewal of floor finishes in both carpet or vinyl and minor woodworking repairs to 1<sup>st</sup> and 2<sup>nd</sup> fix carpentry components. It will however not include the complete renewal of major components such as new roofs, windows and doors which are dealt with in other programs of work.

On some specific properties as programs of work evolve. There may be from time to time external landscape works. These will require works to include but not limited to fencing and gates, garden walls. Generic repairs and upgrades to boundary treatments will also be included. A general clearance of rubbish and fly tipping may also be requested. There may on occasions be works to upgrade car parks and footpaths to properties too. This would include the renewal of car parking surface treatment such as block paving or macadam finishes. The scope of works expected within the envelope and cyclical decorations contract are as below:

##### **1. Internal communal area works:**

- Internal painting and decorating;
- Flooring renewal of decorative and non slip vinyl floor covering and skirting's. Heavy duty carpet tiles and sheet carpet renewal;
- Timber windows overhaul and renewal of ironmongery, fire and general door upgrades to include communal and customer homes front doors repairs and renewal of ironmongery;
- Plasterwork and general floor wall and ceiling repairs.

##### **2. External envelope works:**

- External painting and decorating to achieve a 7 year redecoration life cycle;
- Roofing repairs and maintenance inclusive of chimney repairs and flashings. Roof line repairs to bottom 3 rows of roof coverings;
- Brickwork, block work and rendering repairs to external envelope and grounds walls and outbuildings. Minor structural repairs;
- Fascia soffit and gutter repairs and renewal;
- Fencing and gates renewal and repairs and maintenance inc;
- General woodwork and metalwork repairs to external fabric components not covered

elsewhere;

— External plumbing repairs including all above ground drainage to include SVP and rainwater repairs and renewals;

— Below ground drainage clearing, CCTV and testing along with general repairs up to 1<sup>st</sup> manhole from building outlets both soil and rainwater.

The estimated spend per annum is 2 500 000 GBP.

All suppliers must meet the minimum criteria and any pass/fail criteria set within the Invitation to Tender (ITT) document, Tenderer Questionnaire and any applicable appendices.

The contract duration is a total of 7 years (3 years initial with an option to extend 2 + 2 years based on satisfactory performance of the supplier (s)).

Midland Heart are looking to award this contract to the 2 top ranking suppliers with works split equally.

Suppliers are advised that TUPE will apply to this contract, however Midland Heart does not take any responsibility for the information provided by the current suppliers with regards to TUPE. This should be obtained from the current suppliers directly of which contact details are provided in the ITT document.

#### **II.1.6. CPV code(s)**

50000000 Repair and maintenance 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**

#### **II.1.9. Information about variants**

### **II.2. Scope of the procurement**

#### **II.2.1. Total quantity or scope**

The Contract is estimated to commence on the 1.5.2016; however this date is indicative and will be agreed with the awarded supplier (s). The contract duration will be 7 years (3 years initial with an 2 + 2 year option to extend subject to satisfactory contractor performance.

Midland Heart will award the contract based on the criteria set within the ITT documentation, Tenderer Questionnaire and any applicable appendices. All suppliers must meet the minimum criteria and or pass/fail sections also within these documents.

The Tenderer Questionnaire will assess the supplier for their Insurance, Financial, Reference Standing and Business Probity. The criteria is set as pass/fail.

Financial Standing — The supplier (as a stand alone business unit, not a group) must be able to demonstrate a minimum annual turnover equivalent to 2 times the contract value per annum. Suppliers are required to submit their most recent 2 years audited accounts. Midland Heart will also use Experian to download credit reports for all suppliers who wish to bid. It is a requirement that Midland Heart is satisfied you do not pose a risk for us to enter into a contract with your organisation, therefore your Net Current Liabilities will also be assessed.

Supplier must hold the following levels of insurance:

- Employers liability — 5 000 000 GBP;
- Public liability — 5 000 000 GBP;
- Product liability — 5 000 000 GBP;
- Professional indemnity — 5 000 000 GBP;
- Contractors all risk — 5 000 000 GBP.

#### **II.2.2. Information about options**

### **II.2.3. Information about renewals**

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

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

## **Section III: Legal, economic, financial and technical information**

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### **III.1. Conditions related to the contract**

#### **III.1.1. Deposits and guarantees required**

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

Payment terms are a standard 30 days.

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

#### **III.1.4. Contract performance conditions**

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

Description of particular conditions: Key Performance Indicators (KPI's) which are described in the ITT, which will also form part of the terms and 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: Suppliers Instructions:

How to Express Interest in this Tender:

1. Register your company on the eSourcing portal (this is only required once):
  - Browse to the eSourcing Portal: <https://iewm.bravosolution.co.uk> and click the link to 'Register';
  - Accept the terms and conditions and click 'Continue';
  - Enter your correct business and user details;
  - Note the username you chose and click 'Save' when complete;
  - You will shortly receive an email with your unique password (please keep this secure).
2. Express an Interest in the Tender:
  - Login to the portal with the username/password;
  - Click the 'PQQs/ITTs Open To All Suppliers' link. (These are Pre-Qualification Questionnaires or Invitations to Tender open to any registered supplier);
  - Click on the relevant PQQ/ITT to access the content;
  - Click the 'Express Interest' button at the top of the page;
  - This will move the PQQ/ITT into your 'My PQQs/My ITTs' page. (This is a secure area reserved for your projects only);
  - You can now access any attachments by clicking 'Buyer Attachments' in the 'PQQ/ITT Details' box.
3. Responding to the Tender:
  - Click 'My Response' under 'PQQ/ITT Details', you can choose to 'Create Response' or to 'Decline to Respond' (please give a reason, if declining);
  - You can now use the 'Messages' function to communicate with the buyer and seek any clarification;
  - Note the deadline for completion, then follow the on screen instructions to complete the

PQQ/ITT;

— There may be a mixture of online and offline actions for you to perform (there is detailed online help available);

— You must then submit your reply using the 'Submit Response' button at the top of the page. If you require any further assistance, please consult the online help or contact the eTendering help desk.

### **III.2.2. Economic and financial ability**

List and brief description of conditions: Insurance and Financial Standing Requirements:

Financial Standing — The supplier (as a stand alone business unit, not a group) must be able to demonstrate a minimum annual turnover equivalent to 2 times the contract value per annum. Suppliers are required to submit their most recent 2 years audited accounts. Midland Heart will also use Experian to download credit reports for all suppliers who wish to bid. It is a requirement that Midland Heart is satisfied you do not pose a risk for us to enter into a contract with your organisation, therefore your Net Current Liabilities will also be assessed.

Supplier must hold the following levels of insurance:

- Employers liability — 5 000 000 GBP;
- Public liability — 5 000 000 GBP;
- Product liability — 5 000 000 GBP;
- Professional indemnity — 5 000 000 GBP;
- Contractors all risk — 5 000 000 GBP.

### **III.2.3. Technical and professional ability**

List and brief description of conditions:

Suppliers must complete all the mandatory sections and pass/fail sections in the ITT via the e-Tendering portal for consideration of this contract (this includes any relevant attached appendices).

### **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**

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### **IV.1. Type of procedure**

#### **IV.1.1. Type of procedure**

Open

#### **IV.1.2. Information about the limits on the number of candidates to be invited**

#### **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**

#### **IV.3. Administrative information**

##### **IV.3.1. File reference number attributed by the contracting authority**

MH358

##### **IV.3.2. Previous publication concerning this procedure**

##### **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: 18.1.2016 - 16:00

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

18.1.2016 - 16:00

##### **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**

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##### **VI.1. Information about recurrence**

##### **VI.2. Information about European Union funds**

##### **VI.3. Additional information**

The Contracting Authority intends to use an eTendering system in this procurement exercise and reserves the right to use a reverse auction.

##### **VI.4. Procedures for review**

###### **VI.4.1. Review body**

###### **VI.4.2. Review procedure**

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

##### **VI.5. Date of dispatch of this notice**

17.12.2015