

**Spain-Madrid: Repair and maintenance services of building installations**

OJ S 144/2023 28/07/2023

Contract notice

Services

**Legal Basis:**

Directive 2014/24/EU

**Section I: Contracting authority**

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**I.1. Name and addresses**

Official name: Empresa Municipal de la Vivienda y Suelo de Madrid, S.A.

National registration number: A28740314

Postal address: Palos de la Frontera, 13

Town: Madrid

NUTS code: ES300 Madrid

Postal code: 28012

Country: Spain

Contact person: Empresa Municipal de la Vivienda y Suelo de Madrid, S.A.

E-mail: [contratacion@emvs.es](mailto:contratacion@emvs.es)

Telephone: +34 915168770

**Internet address(es):**Main address: <http://www.emvs.es>Address of the buyer profile: <https://contrataciondelestado.es/wps/poc?uri=deeplink:perfilContratante&idBp=cbzYK0tXiFUQK2TEfXGy%2BA%3D%3D>**I.3. Communication**The procurement documents are available for unrestricted and full direct access, free of charge, at: [https://contrataciondelestado.es/wps/poc?uri=deeplink:detalle\\_licitacion&idEvl=8Kg2lo0CiABPpzdqOdhuWg%3D%3D](https://contrataciondelestado.es/wps/poc?uri=deeplink:detalle_licitacion&idEvl=8Kg2lo0CiABPpzdqOdhuWg%3D%3D)

Additional information can be obtained from the abovementioned address

Tenders or requests to participate must be submitted to the abovementioned address

Electronic communication requires the use of tools and devices that are not generally

available. Unrestricted and full direct access to these tools and devices is possible, free of

charge, at: <https://contrataciondelestado.es/wps/poc?uri=deeplink:perfilContratante&idBp=cbzYK0tXiFUQK2TEfXGy%2BA%3D%3D>

Additional information can be obtained from the abovementioned address

Tenders or requests to participate must be submitted to the abovementioned address

**I.4. Type of the contracting authority**

Other type: Otras Entidades del Sector Público

**I.5. Main activity**

Housing and community amenities

**Section II: Object**

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**II.1. Scope of the procurement****II.1.1. Title**

El objeto del contrato lo constituye el mantenimiento integral de inmuebles residenciales, no residenciales y de sus instalaciones generales, titularidad de la Empresa Municipal de la Vivienda y Suelo de Madrid, S.A.

Reference number: 055/2023

**II.1.2. Main CPV code**

50700000 Repair and maintenance services of building installations

**II.1.3. Type of contract**

Services

**II.1.4. Short description**

Según memoria de necesidad del expediente

**II.1.5. Estimated total value**

Value excluding VAT: 28 390 178,45 EUR

**II.1.6. Information about lots**

This contract is divided into lots: yes

Tenders may be submitted for maximum number of lots: 2

**II.2. Description**

**II.2.1. Title**

Residencial

Lot No: 1

**II.2.2. Additional CPV code(s)**

50700000 Repair and maintenance services of building installations, 45261900 Roof repair and maintenance work, 50000000 Repair and maintenance services, 50800000 Miscellaneous repair and maintenance services

**II.2.3. Place of performance**

NUTS code: ES300 Madrid

Main site or place of performance: Madrid. .

**II.2.4. Description of the procurement**

Mantenimiento integral de inmuebles residenciales

**II.2.5. Award criteria**

Criteria below

Cost criterion - Name: Compromiso de reinversión / Weighting: 12

Cost criterion - Name: Compromiso de sustitución de calderas / Weighting: 8

Cost criterion - Name: Compromiso de sustitución de electrodomésticos / Weighting: 8

Cost criterion - Name: Oferta económica: baja parte fija / Weighting: 10

Cost criterion - Name: Oferta económica: baja parte variable / Weighting: 25

Cost criterion - Name: Realización de informes de pocería de las promociones / Weighting: 7

Cost criterion - Name: Reducción del plazo de ejecución en actuaciones de rotaciones / Weighting: 10

Cost criterion - Name: Reducción plazo de reparaciones privativas averías con daños a terceros / Weighting: 10

Cost criterion - Name: Servicio de puesta en marcha de instalaciones / Weighting: 10

**II.2.6.**

**Estimated value**

Value excluding VAT: 19 720 178,51 EUR

**II.2.7. Duration of the contract, framework agreement or dynamic purchasing system**

Duration in months: 24

This contract is subject to renewal: no

**II.2.10. Information about variants**

Variants will be accepted: no

**II.2.11. Information about options**

Options: yes

Description of options:

De conformidad con el PCAP

**II.2.13. Information about European Union funds**

The procurement is related to a project and/or programme financed by European Union funds:  
no

**II.2.14. Additional information****II.2. Description****II.2.1. Title**

No residencial

Lot No: 2

**II.2.2. Additional CPV code(s)**

50700000 Repair and maintenance services of building installations, 45261400 Sheeting work, 50000000 Repair and maintenance services, 50800000 Miscellaneous repair and maintenance services

**II.2.3. Place of performance**

NUTS code: ES300 Madrid

Main site or place of performance: Madrid. .

**II.2.4. Description of the procurement**

Mantenimiento integral de inmuebles no residenciales

**II.2.5. Award criteria**

Criteria below

Cost criterion - Name: Compromiso de mejora de actuaciones definidas en el PPT / Weighting : 15

Cost criterion - Name: Compromiso de reinversión / Weighting: 30

Cost criterion - Name: Oferta económica: baja parte fija / Weighting: 10

Cost criterion - Name: Oferta económica: baja parte variable / Weighting: 25

Cost criterion - Name: Realización de informes de pocería de las instalaciones de garaje aparcamiento / Weighting: 10

Cost criterion - Name: Realización de la limpieza de instalaciones de garajes aparcamiento / Weighting: 10

**II.2.6. Estimated value**

Value excluding VAT: 5 269 999,97 EUR

**II.2.7.**

## **Duration of the contract, framework agreement or dynamic purchasing system**

Duration in months: 24

This contract is subject to renewal: no

### **II.2.10. Information about variants**

Variants will be accepted: no

### **II.2.11. Information about options**

Options: yes

Description of options:

De conformidad con el PCAP

### **II.2.13. Information about European Union funds**

The procurement is related to a project and/or programme financed by European Union funds:  
no

### **II.2.14. Additional information**

#### **II.2. Description**

##### **II.2.1. Title**

Instalaciones generales

Lot No: 3

##### **II.2.2. Additional CPV code(s)**

50700000 Repair and maintenance services of building installations, 09300000 Electricity, heating, solar and nuclear energy, 45300000 Building installation work, 50000000 Repair and maintenance services, 50800000 Miscellaneous repair and maintenance services, 65500000 Meter reading service

##### **II.2.3. Place of performance**

NUTS code: ES300 Madrid

Main site or place of performance: Madrid. .

##### **II.2.4. Description of the procurement**

Mantenimiento integral instalaciones generales

##### **II.2.5. Award criteria**

Criteria below

Cost criterion - Name: Compromiso de reinversión / Weighting: 30

Cost criterion - Name: Importe del servicio de alta y o baja suministro de ACS y calefacción / Weighting: 25

Cost criterion - Name: Oferta económica: baja parte fija / Weighting: 10

Cost criterion - Name: Oferta económica: baja parte variable / Weighting: 25

Cost criterion - Name: Sustitución sin coste alguno de componentes de la instalación no incluidos en la tarifa fija / Weighting: 10

##### **II.2.6. Estimated value**

Value excluding VAT: 3 399 999,97 EUR

##### **II.2.7. Duration of the contract, framework agreement or dynamic purchasing system**

Duration in months: 24

This contract is subject to renewal: no

### **II.2.10.**

### **Information about variants**

Variants will be accepted: no

#### **II.2.11. Information about options**

Options: yes

Description of options:

De conformidad con el PCAP

#### **II.2.13. Information about European Union funds**

The procurement is related to a project and/or programme financed by European Union funds:  
no

#### **II.2.14. Additional information**

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

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#### **III.1. Conditions for participation**

##### **III.1.1. Suitability to pursue the professional activity, including requirements relating to enrolment on professional or trade registers**

List and brief description of conditions:

Capacidad de obrar

No prohibición para contratar

No estar incurso en incompatibilidades

Cumplimiento con las obligaciones con la Seguridad Social

Cumplimiento con las obligaciones tributarias

##### **III.1.2. Economic and financial standing**

List and brief description of selection criteria:

Cifra anual de negocio

Específicos para el lote: 1

- O1-5

Específicos para el lote: 2

- O1-5

Específicos para el lote: 3

- P1-2

- P2-3

- P3-3

- P5-2

##### **III.1.3. Technical and professional ability**

List and brief description of selection criteria:

- Trabajos realizados

- Títulos académicos y profesionales del empresario y directivos, o responsables de la ejecución

Específicos para el lote: 1

- O1-5

Específicos para el lote: 2

- O1-5

Específicos para el lote: 3

- P1-2

- P2-3

- P3-3

- P5-2

## Section IV: Procedure

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### IV.1. Description

#### IV.1.1. Type of procedure

Open procedure

#### IV.1.3. Information about a framework agreement or a dynamic purchasing system

#### IV.1.8. Information about the Government Procurement Agreement (GPA)

The procurement is covered by the Government Procurement Agreement: no

### IV.2. Administrative information

#### IV.2.2. Time limit for receipt of tenders or requests to participate

Date: 24/08/2023 Local time: 23:59

#### IV.2.3. Estimated date of dispatch of invitations to tender or to participate to selected candidates

#### IV.2.4. Languages in which tenders or requests to participate may be submitted

Spanish

#### IV.2.7. Conditions for opening of tenders

Date: 12/09/2023 Local time: 09:30

Place:

Fecha y hora meramente estimativas, sujetas a cambios

Datos de Dirección:

Calle: Palos de la Frontera, N°13

CP: 28012

Población: Madrid

País: España

## Section VI: Complementary information

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### VI.1. Information about recurrence

This is a recurrent procurement: no

### VI.3. Additional information

### VI.4. Procedures for review

#### VI.4.1. Review body

Official name: Empresa Municipal de la Vivienda y Suelo de Madrid, S.A.

Postal address: Calle, Palos de la Frontera, N°13

Town: Madrid

Postal code: 28012

Country: Spain

Telephone: +34 915168150

### VI.5.

**Date of dispatch of this notice**

25/07/2023