

United Kingdom-Belfast: Construction work
OJ S 250/2020 23/12/2020
Contract notice
Works

Legal Basis:
Directive 2014/24/EU

Section I: Contracting authority

I.1. Name and addresses

Official name: Clanmil Housing Association Ltd
National registration number: IP136
Postal address: 3 Waring Street
Town: Belfast
NUTS code: UKN0 Northern Ireland
Postal code: BT1 2DX
Country: United Kingdom
Contact person: Jeremy Lake
E-mail: etenders@rand-associates.co.uk
Telephone: +44 1737249475
Fax: +44 1737242012
Internet address(es):
Main address: www.clanmil.org.uk/
Address of the buyer profile: www.clanmil.org.uk/

I.1. Name and addresses

Official name: Abbeyfield and Wesley Housing Association Ltd
National registration number: IP244
Postal address: 2 Wesley Court
Town: Carrickfergus
NUTS code: UKN0 Northern Ireland
Postal code: BT38 8HS
Country: United Kingdom
Contact person: Jeremy Lake
E-mail: etenders@rand-associates.co.uk
Telephone: +44 1737249475
Fax: +44 1737242012
Internet address(es):
Main address: www.abbeyfieldandwesley.org.uk
Address of the buyer profile: www.abbeyfieldandwesley.org.uk

I.1. Name and addresses

Official name: Connswater Homes Ltd
National registration number: IP166
Postal address: 5c Citylink Business Park, Albert Street
Town: Belfast
NUTS code: UKN0 Northern Ireland
Postal code: BT12 4HQ

Country: United Kingdom
Contact person: Jeremy Lake
E-mail: etenders@rand-associates.co.uk
Telephone: +44 1737249475
Fax: +44 1737242012
Internet address(es):
Main address: www.connswater.org.uk
Address of the buyer profile: www.connswater.org.uk

I.2. Information about joint procurement

The contract involves joint procurement

I.3. Communication

The procurement documents are available for unrestricted and full direct access, free of charge, at: www.etenders.rand-associates.co.uk

Additional information can be obtained from the abovementioned address

Tenders or requests to participate must be submitted electronically via: www.etenders.rand-associates.co.uk

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

I.4. Type of the contracting authority

Body governed by public law

I.5. Main activity

Housing and community amenities

Section II: Object

II.1. Scope of the procurement

II.1.1. Title

Responsive Maintenance and Void Property Works with Planned Maintenance and Communal Mechanical and Electrical Works (Registration Code: CLANREP1)

II.1.2. Main CPV code

45000000 Construction work

II.1.3. Type of contract

Works

II.1.4. Short description

The contracting authorities are procuring a term maintenance contract to undertake responsive maintenance including out of hours emergency callouts, Void property works, major component replacement and other planned maintenance works, disabled adaptations and communal mechanical and electrical works.

Their mission is to create strong and sustainable communities where people flourish and they are committed to making a positive difference to peoples' lives.

They are seeking to appoint a service provider to deliver maintenance to the highest possible standards and who have a proven track record in the delivery of these works.

The successful service provider must be able to show a commitment to providing effective services that provide value for money and demonstrate a commitment to addressing social inclusion, and high levels of customer care.

The contract will be for 36 months commencing on or about the 20 August 2021 with an option to extend for up to a further 4 years.

II.1.5. Estimated total value

Value excluding VAT: 40 150 000,00 GBP

II.1.6. Information about lots

This contract is divided into lots: no

II.2. Description

II.2.2. Additional CPV code(s)

50000000 Repair and maintenance services, 50700000 Repair and maintenance services of building installations, 50710000 Repair and maintenance services of electrical and mechanical building installations

II.2.3. Place of performance

NUTS code: UKN0 Northern Ireland

Main site or place of performance: The contracting authorities have housing stock located throughout Northern Ireland.

II.2.4. Description of the procurement

The contracting authorities are seeking to appoint a service provider to provide maintenance services to their various dwellings and schemes located throughout Northern Ireland. The current combined property portfolio comprises nearly 7000 general needs, sheltered and supported homes with an on-going development programme of circa 400 properties per annum. The maintenance services will include responsive maintenance, void property works, major works (renewal of kitchens, bathrooms, domestic electric installations in void properties, disabled adaptations, disrepair works and structural and fabric repairs), out of hours emergency callouts on a 24/7 365 days a year basis. The contracting authority reserves the right to add additional services of a similar nature throughout the duration of the contract subject to the terms of Regulation 72 of the Public Contract Regulations 2015 (as amended). Full details of all dwellings and schemes that will receive maintenance services and which are included in the proposed contract are provided in the procurement documents. Units and schemes may be added or deleted both prior to tender and during the contract period in accordance with the development and acquisitions/disposal programme.

The contracting authorities will each award a separate contract.

The proposed initial contract period will be 36 months commencing on or before the 20 August 2021, all subject to provisions for earlier termination including a break clause and annual renewals based on meeting and maintaining Key Performance Indicators, and with the contracting authority having the option to extend for up to a further 2 years, followed by a further extension of up to 2 years. The annual budget for this contract is circa GBP 5 000 000 excluding VAT. The service provider will be required to provide a customer focused service and show commitment to providing effective services that provide value for money to the contracting authorities and their residents and must be responsive to achieving collaborative working practices, innovation and continuous improvement, demonstrate commitment to addressing social inclusion, and achieve high levels of customer care. The contract will be based on the NHF Form of Contract 2011 (rev 7:2020) incorporating aspects of the M3NHF Schedule of Rates Version 7.2: responsive maintenance and void property works, planned maintenance and property reinvestment, and disabled adaptations and communal mechanical and electrical works with additional sections in respect of Asbestos Works and Fire Safety. Alternative tenders are being sourced Alternative A based on reimbursement predominately by

means of various Schedules of Rates and archetype tendered rates for major component renewal, and Alternative B based on a price per property for responsive maintenance, price per void for void property works, with other works being reimbursed through schedules of rates and archetype tendered rates. The contracting authorities will evaluate both alternative tenders and award on the basis of which tender is the most economically advantageous tender. The contracting authorities cannot guarantee the extent or value of any works that may be awarded to the service provider. TUPE will apply to this contract.

II.2.5. Award criteria

Price is not the only award criterion and all criteria are stated only in the procurement documents

II.2.6. Estimated value

Value excluding VAT: 40 150 000,00 GBP

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

Duration in months: 84

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: no

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

III.1. Conditions for participation

III.1.2. Economic and financial standing

Selection criteria as stated in the procurement documents

III.1.3. Technical and professional ability

Selection criteria as stated in the procurement documents

III.2. Conditions related to the contract

III.2.2. Contract performance conditions

Bidders are advised that the contract requires the provision of employment and training opportunities to new entrant trainees and others.

Key performance indicators will be incorporated into the contract.

Section IV: Procedure

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.2.1. Previous publication concerning this procedure

Notice number in the OJ S: [2020/S 132-325141](#)

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

Date: 26/01/2021 Local time: 15:00

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

English

IV.2.6. Minimum time frame during which the tenderer must maintain the tender

Duration in months: 6 (from the date stated for receipt of tender)

IV.2.7. Conditions for opening of tenders

Date: 26/01/2021 Local time: 15:00

Section VI: Complementary information

VI.1. Information about recurrence

This is a recurrent procurement: no

VI.2. Information about electronic workflows

Electronic ordering will be used

Electronic invoicing will be accepted

Electronic payment will be used

VI.3. Additional information

All documentation can be downloaded from <https://etenders.rand-associates.co.uk>, eTenders@Rand is Rand Associates Consultancy Services Ltd's e-procurement portal (the 'Portal') for downloading/submission of tender documentation, and communicating requests for and responses to clarification.

All requests for Procurement Documentation, communications and submissions of Tenders must be made via the Portal, which can be accessed at <https://etenders.rand-associates.co.uk> After creating an account on eTenders@Rand, users will receive an email with a link to activate their account.

Once activated and logged in, users will need the following code to register for the Tender Documentation: CLANREP1

Economic operators may seek clarification where they consider any part of the documentation or any other aspect of this procurement is unclear.

All queries and any clarification must be communicated using the secure email messaging function within the Portal, but to be received no later than 17.00 on 19 January 2021.

This will provide an audit trail of all clarification requests and responses issued.

It will not be possible to respond to any queries received after that stipulated date and time.

It is the economic operators' responsibility to regularly monitor communications raised and issued through the Portal.

Responses to requests for clarification will be communicated by Rand Associates Consultancy Services Ltd to all economic operators through the Portal secure email messaging system. The identity of the economic operator seeking clarification will not be disclosed to other economic operators.

When uploading Tender Documentation, economic operators must be aware of any speed limitations of their internet connection, system configuration and general web traffic, etc. as these may impact on the time taken to complete the transaction.

Uploading of submissions must be completed by the deadline closing date and time.

Do not wait until too near the closing time on the return date.

The closing deadline for uploading completed tender submissions is 26 January 2021 at 15.00. Please note that the Portal will not permit tender submissions to be uploaded after the closing deadline.

Tender submissions and supporting documents will be visible to the Client and Rand Associates Consultancy Services Ltd only after the closing deadline.

Should users have any queries, or experience difficulties with the registration or download /upload system, they should contact the eTenders@Rand helpdesk by calling +44 (0)1737 225 077 (ask for Jeremy Lake, Chris Atkin or Jonathan Case) or email eTenders@rand-associates.co.uk.

The contracting authority reserves the right not to award any contract pursuant to this procurement exercise and/or to abandon this procurement exercise at any time and/or to award a contract for part of the works at its sole discretion.

The contracting authority shall have no liability whatsoever to any applicant or tenderer as a result of its exercise of that discretion.

For the avoidance of doubt, all costs incurred by any applicant and/or tenderer before signature of any contract with the contracting authority shall be incurred entirely at that applicant's/tenderer's risk.

The subject matter of the contract has been scoped to take into account the priorities of the contracting authority relating to relating to economic, social and environmental well-being. These are described in the procurement documents.

The contracting authority reserves the right to procure similar or identical works outside of the contract.

A contract will not be binding until it has been signed and dated by authorised representatives of both parties.

VI.4. Procedures for review

VI.4.1. Review body

Official name: High Court of Northern Ireland

Postal address: Chichester Street

Town: Belfast

Postal code: BT1 3JF

Country: United Kingdom

VI.4.2. Body responsible for mediation procedures

Official name: High Court of Northern Ireland

Postal address: Chichester Street

Town: Belfast

Postal code: BT1 3JF

Country: United Kingdom

VI.4.3. Review procedure

Precise information on deadline(s) for review procedures:

The contracting authorities will incorporate a minimum 10 calendar day standstill period at the point information on the award of the Contract is communicated to all economic operators.

The standstill period provides time for unsuccessful economic operators to challenge the award decision before the contract is entered into.

The Public Contract Regulations 2015 provide for aggrieved parties who have been harmed or who are at risk of harm by a breach of the Regulations to take action in the High Court of Northern Ireland.

VI.4.4. Service from which information about the review procedure may be obtained

Official name: High Court of Northern Ireland

Postal address: Chichester Street

Town: Belfast

Postal code: BT1 3JF

Country: United Kingdom

VI.5. Date of dispatch of this notice

18/12/2020