

Spain-Madrid: Repair and maintenance services of building installations

OJ S 235/2023 06/12/2023

Contract award notice

Services

Legal Basis:

Directive 2014/24/EU

Section I: Contracting authority

I.1. Name and addresses

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

National registration number: A28740314

Postal address: Calle Palos de la Frontera 13

Town: Madrid

NUTS code: ES300 Madrid

Postal code: 28012

Country: Spain

E-mail: contratacion@emvs.es

Telephone: +34 915168494

Internet address(es):Main address: www.emvs.esAddress of the buyer profile: <https://contrataciondelestado.es/wps/poc?uri=deeplink%3AperfilContratante&idBp=cbzYK0tXiFUQK2TEfXGy%2BA%3D%3D>**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**

Servicio de mantenimiento integral de inmuebles, no residenciales y de sus instalaciones generales, titularidad de la EMVS

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

El objeto del contrato lo constituye el mantenimiento integral de inmuebles residenciales, no residenciales y de sus instalaciones generales, titularidad de la EMVS

II.1.6.

Information about lots

This contract is divided into lots: yes

II.1.7. Total value of the procurement

Value excluding VAT: 16 700 104,99 EUR

II.2. Description

II.2.1. Title

Residencial

Lot No: 1

II.2.2. Additional CPV code(s)

50000000 Repair and maintenance services, 50800000 Miscellaneous repair and maintenance services, 45261420 Waterproofing work

II.2.3. Place of performance

NUTS code: ES3 Comunidad de Madrid

Main site or place of performance: Municipio de Madrid

II.2.4. Description of the procurement

Servicio de mantenimiento integral de inmuebles residenciales de la EMVS, integrado por viviendas dependientes de EMVS y sus anejos vinculados (trasteros, garajes, locales, espacios comunes, zonas de espacios libres incluidas zonas ajardinadas), ya se encuentre en edificios dependientes de EMVS en su totalidad, o en edificios que no dependen totalmente de EMVS

II.2.5. Award criteria

Quality criterion - Name: Reinversión / Weighting: 12

Quality criterion - Name: Actuaciones no contempladas en el Plan Básico / Weighting: 23

Quality criterion - Name: Mejora en la calidad / Weighting: 30

Price - Weighting: 35

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)

50000000 Repair and maintenance services, 50800000 Miscellaneous repair and maintenance services, 45261214 Bituminous roof-covering work

II.2.3. Place of performance

NUTS code: ES3 Comunidad de Madrid

Main site or place of performance: Municipio de Madrid

II.2.4. Description of the procurement

Servicio de mantenimiento integral de los terrenos y los solares dependientes de EMVS, los edificios y/o locales destinados a oficinas y ocupados por el personal laboral de EMVS, así como los locales, los trasteros, los garajes y cualesquiera otros elementos no vinculados a la vivienda y situados en los edificios que no dependen totalmente de EMVS

II.2.5. Award criteria

Quality criterion - Name: Reinversión / Weighting: 30

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

Quality criterion - Name: Compromiso de mejora de actuaciones NO definidas en el PPT / Weighting: 20

Price - Weighting: 35

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)

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

II.2.3. Place of performance

NUTS code: ES3 Comunidad de Madrid

Main site or place of performance: Municipio de Madrid

II.2.4. Description of the procurement

Servicio de mantenimiento integrado por el mantenimiento de la totalidad de los elementos pertenecientes a las instalaciones comunes en todas sus modalidades, sistemas o tecnologías empleadas de: calefacción y A.C.S., climatización, ventilación y extracción, Protección Contra Incendios (PCI) activa o pasiva, protección contra el rayo, gas, electricidad, telecomunicaciones, fontanería y evacuación, puertas de garaje y automatismos, así como los aparcamientos con sistemas automatizados, entre otras instalaciones, todo ello en edificios titularidad de esta EMVS

II.2.5. Award criteria

Quality criterion - Name: Reinversión / Weighting: 30

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

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

Price - Weighting: 35

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 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: [2023/S 144-459672](#)

IV.2.8. Information about termination of dynamic purchasing system

IV.2.9. Information about termination of call for competition in the form of a prior information notice

Section V: Award of contract

Contract No: 1

Lot No: Lote 1

Title:

Residencial

A contract/lot is awarded: yes

V.2. Award of contract

V.2.1. Date of conclusion of the contract

13/11/2023

V.2.2.

Information about tenders

Number of tenders received: 3

The contract has been awarded to a group of economic operators: no

V.2.3. Name and address of the contractor

Official name: OHL SERVICIOS-INGESAN SA

National registration number: A27178789

Town: Madrid

NUTS code: ES3 Comunidad de Madrid

Country: Spain

The contractor is an SME: no

V.2.4. Information on value of the contract/lot

Initial estimated total value of the contract/lot: 11 600 105,01 EUR

Total value of the contract/lot: 11 600 105,01 EUR

V.2.5. Information about subcontracting**Section V: Award of contract**

Contract No: 2

Lot No: Lote 2

Title:

No residencial

A contract/lot is awarded: yes

V.2. Award of contract**V.2.1. Date of conclusion of the contract**

16/11/2023

V.2.2. Information about tenders

Number of tenders received: 6

The contract has been awarded to a group of economic operators: yes

V.2.3. Name and address of the contractor

Official name: UTE CENTRALIA EMVS

National registration number: U56631930

Town: Madrid

NUTS code: ES3 Comunidad de Madrid

Country: Spain

The contractor is an SME: no

V.2.3. Name and address of the contractor

Official name: CENTRALIA GLOBAL, S.R.L.

Town: Madrid

NUTS code: ES3 Comunidad de Madrid

Country: Spain

The contractor is an SME: yes

V.2.3.

Name and address of the contractor

Official name: CENTRALIA SERVICIOS INTEGRALES, S.R.L.

Town: Madrid

NUTS code: ES3 Comunidad de Madrid

Country: Spain

The contractor is an SME: yes

V.2.4. Information on value of the contract/lot

Initial estimated total value of the contract/lot: 3 099 999,99 EUR

Total value of the contract/lot: 3 099 999,99 EUR

V.2.5. Information about subcontracting**Section V: Award of contract**

Contract No: 3

Lot No: Lote 3

Title:

Instalaciones generales

A contract/lot is awarded: yes

V.2. Award of contract**V.2.1. Date of conclusion of the contract**

22/11/2023

V.2.2. Information about tenders

Number of tenders received: 7

The contract has been awarded to a group of economic operators: no

V.2.3. Name and address of the contractor

Official name: URBIA INTERMEDIACIÓN INGENIERÍA Y SERVICIOS, S.A.

National registration number: A07077969

Town: Madrid

NUTS code: ES53 Illes Balears

Country: Spain

The contractor is an SME: yes

V.2.4. Information on value of the contract/lot

Initial estimated total value of the contract/lot: 1 999 999,99 EUR

Total value of the contract/lot: 1 999 999,99 EUR

V.2.5. Information about subcontracting**Section VI: Complementary information**

VI.3. Additional information**VI.4. Procedures for review****VI.4.1. Review body**

Official name: Tribunal Administrativo de Contratación Pública de la Comunidad de Madrid

Town: Madrid
Country: Spain

VI.4.3. Review procedure

Precise information on deadline(s) for review procedures:

Recurso especial en materia de contratación regulado en los art. 44 y siguientes de la Ley 9 /2017, de 8 de noviembre, de Contratos del Sector Público

VI.5. Date of dispatch of this notice

01/12/2023