

Ríocht Aontaithe, an-Manchain: Repair and maintenance services

OJ S 45/2021 05/03/2021

Fógra um dhámhachtain conartha

Seirbhísí

Bunús dlí:

Treoir 2014/24/AE

Alt I: Údarás conarthachta

I.1. Ainm agus seoltaí

Ainm oifigiúil: Manchester City Council

Seoladh poist: Room 407, Town Hall

Baile: Manchester

Cód NUTS: UKD33 Manchester

Cód poist: M60 2JR

Tír: An Ríocht Aontaithe

Teagmhálaí: Mr Neil Davies

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Seoladh/seoltaí idirlín:Príomhsheoladh: <http://www.manchester.gov.uk>Seoladh phróifíl an cheannaitheora: <http://www.manchester.gov.uk>**I.2. Faisnéis faoi chomhsholáthar**

Tá an conradh á dhámhachtain ag comhlacht lárnach ceannaigh

I.4. An cineál údaráis chonarthachta

Comhlacht faoi rialú an dlí phoiblí

I.5. Príomhghníomhaíocht

Tithíocht agus taitneamhachtaí pobail

Alt II: Cuspóir

II.1. Raon feidhme an tsoláthair**II.1.1. Teideal**

TC1072 Repairs and Maintenance Services to Northwards Housing Managed Stock and Leasehold Properties and New Adaptations Across All Manchester City Council Housing (2021 — 2024)

Uimhir thagartha: 2020/S 209-511810

II.1.2. Príomhchód CPV

50000000 Repair and maintenance services

II.1.3. An cineál conartha

Seirbhísí

II.1.4. Cur síos achomair

This contract consists of statutory and recommended servicing, responsive repairs, security, minor renewals, improvements and new adaptations to the Manchester City Council housing stock which is managed by Northwards Housing Ltd, including communal areas and garages, tenanted and void, arising from its general requirements and statutory and common law duties as landlord, as may be ordered from time to time. An emergency service is also required which includes having a call out facility 24 hours a day, 365 days a year.

II.1.6. Faisnéis faoi bhearta

Tá an Conradh seo roinnte ina bhearta: níl

II.1.7. Luach iomlán an tsoláthair

Luach gan CBL san áireamh: 33 195 137,00 GBP

II.2. Cur síos

II.2.3. Láthair feidhmíochta

Cód NUTS: UKD33 Manchester

II.2.4. Cur síos ar an soláthar

Manchester City Council and Northwards Housing Ltd (NHL) wish to engage a contractor /service provider to undertake repairs and maintenance services to Northwards Housing area managed stock and leaseholder properties. NHL is the company established to act as an Arm's Length Management Organisation (ALMO) for Manchester City Council's housing in north Manchester and the procurement exercise is for both bodies as the Council is acting on its own behalf and on behalf of NHL. The framework contract will comprise recommended and statutory servicing, day to day repairs and maintenance including void property and minor works repairs, execution of general building works, emergency call outs and an out of hours service, including the following:

All aspects of repairs and maintenance services to domestic dwellings and communal areas including: gas appliance maintenance services; repair and maintenance services for central heating; repairs and maintenance of building installations including typical works listed here but, not limited to:

- asbestos surveying, sampling, reporting, removal and encapsulation,
- plumbing installation and repairs including above and below ground drainage and rainwater goods,
- plastering and dry lining,
- joinery and carpentry installation and repairs,
- bricklaying, pointing and associated lintels, flashings cavity tray installs, etc.,
- roofing and roof-line repairs,
- chimney demolition, renewals and repairs; gas fitting installations and repairs,
- electrical installation and repairs,
- groundworks and concrete foundations work,
- concrete flooring and paving,
- asphalt tanking, flooring and paving,
- tarmac paving repairs,
- fencing installation and repair — concrete, steel and timber,
- internal insulation installation,
- external wall insulation and render repair works,
- external re-decoration,
- internal re-decoration,
- PVCu and composite doors and window installation and repairs,
- double and single glazing,

- metalwork including aluminium window system repairs,
- scaffolding and working at height tasks,
- occasional demolitions of chimneys, roofs, garages, sheds and walls and occasional propping and structural repairs of various types.

There is also multi-trade work to install and maintain fire precautions installations which involves work to improve and repair fire stopping and compartmentation elements throughout the NHL housing stock.

In addition, there is specialist commercial and multi-story mechanical and electrical engineering services including repairs and servicing of: lifts, gas, commercial heating systems, Switch 2 metered heating system, solar thermal heating, photo voltaic panel systems and inverters, ground source heating systems, air source heating systems, heat exchanger systems, commercial burglar alarms, door entry systems, automatic gates, panic alarm systems, fire alarm systems, air conditioning systems, TV aerials and satellite systems, legionella and water quality Testing, PAT testing, electrical inspection condition tests and reports, lightning protection, portable fire equipment, fire stopping, dry risers, fire alarm detection systems, auto operated ventilation systems, sprinkler systems, hearing loop systems. The contract work also includes new adaptations installation work (excluding lifts/hoists) to potentially any of the Council's HRA properties, three Housing PFIs and other managed properties. This work includes minor disabled adaptations works and occasional major works which could involve extending or altering existing building layouts.

The contract will involve approximately 12 312 council housing stock managed by NHL as at 31 March 2020. Repairs are also required for an additional 450 leaseholders as at 31 March 2020. The contract may include extra properties, in the future, if the Council needs to add further residential units for new build, or at the end of other existing management agreements. Properties may be removed from the contract at any time through Right to Buy (RTB) sales, government required sales of empty homes and strategic disposals. Two tenant management Organisations (Avro Hollows TMO and SHOUT TMO) who manage approximately 415 properties may, in addition, access and/or utilise the contract. A list of potential addresses is included on the Chest.

The initial contract period will be 3 years with possible options to extend thereafter for up to an additional 3 years. The anticipated services commencement date is 3 April 2021.

II.2.5. Critéir dámhachtana

Critéar cáilíochta - Ainm: Price / Ualú: 35 %

Critéar cáilíochta - Ainm: Quality / Ualú: 35 %

Critéar cáilíochta - Ainm: Social value including climate change / Ualú: 30 %

Praghas - Ualú: 35 %

II.2.11. Faisnéis faoi roghanna

Roghanna: níl

II.2.13. Faisnéis faoi Chistí an Aontais Eorpaigh

Baineann an soláthar le tionscadal agus/nó clár arna mhaoiniú ag cistí an Aontais Eorpaigh: níl

II.2.14. Faisnéis bhreise

Alt IV: Nós imeachta

IV.1. Cur síos

IV.1.1. An cineál nós imeachta

Nós imeachta oscailte

IV.1.3. Faisnéis faoi chomhaontú creatlaí nó faoi chóras ceannaigh dinimiciúil

IV.1.8. Faisnéis faoi Chomhaontú Soláthair Rialtais (GPA)

Tá an soláthar cumhdaithe ag an gComhaontas Soláthair Rialtais: tá

IV.2. Faisnéis riaracháin

IV.2.1. Foilseachán roimhe seo maidir leis an nós imeachta seo

Uimhir an fhógra in IO S: [2020/S 209-511810](#)

IV.2.8. Faisnéis maidir le foirceannadh an chórais cheannaigh dhinimiciúil

IV.2.9. Faisnéis maidir le foirceannadh an ghlaio ar iomaíocht i bhfoirm fógra faisnéise roimh ré

Alt V: Dámhachtain an chonartha

Uimhir an chonartha: TC 1072 Repairs and Maintenance Services for Manchester City Council Housing (2021 - 2024)

Tá conradh/beart dáfa: tá

V.2. Dámhachtain an chonartha

V.2.1. Dáta shocrú an chonartha

23/02/2021

V.2.2. Faisnéis faoi thairiscintí

Líon na dtairiscintí atá faighte: 2

Líon na dtairiscintí atá faighte ó Fhiontair Bheaga agus Mheánmhéide: 0

Líon na dtairiscintí a fuarthas ó thairgeoirí ó bhallstáit eile san AE: 0

Líon na dtairiscintí a fuarthas ó thairgeoirí ó stáit nach ballstáit san AE iad: 0

Líon na dtairiscintí arna bhfáil trí mhodhanna leictreonacha: 2

Dámhadh an conradh do ghrúpa oibreoirí eacnamaíocha: níl

V.2.3. Ainm agus seoladh an chonraitheora

Ainm oifigiúil: ENGIE Regeneration Ltd

Seoladh poist: Shared Services Centre, Q3 Office, Quorum Business Park, Benton Lane

Baile: Newcastle upon Tyne

Cód NUTS: UKD33 Manchester

Cód poist: NE12 8EX

Tír: An Ríocht Aontaithe

FBM atá sa chonraitheoir: níl

V.2.4. Faisnéis faoi luach an chonartha/an bhirt

Luach iomlán an chonartha/an bhirt: 33 195 137,00 GBP

V.2.5. Faisnéis faoi fhochonraitheoireacht

Alt VI: Faisnéis chomhlántach

VI.3. Faisnéis bhreise

VI.4. Nósanna imeachta athbhreithniúcháin

VI.4.1. Comhlacht athbheithniúcháin

Ainm oifigiúil: Manchester City Council

Baile: Manchester

Tír: An Ríocht Aontaithe

VI.5. Dáta seolta an fhógra seo

01/03/2021