

Ir-Renju Unit-Manchester: Servizzi ta' tiswija u manutenzjoni

OJ S 45/2021 05/03/2021

Avviż dwar l-għoti ta' kuntratt

Servizzi

Il-bażi ġuridika:

Direttiva 2014/24/UE

Taqsim I: Awtorità kontraenti

I.1. Isem u indirizzi

Isem uffiċjali: Manchester City Council

Indirizz postali: Room 407, Town Hall

Belt: Manchester

Kodiċi NUTS: UKD33 Manchester

Kodiċi postali: M60 2JR

Pajjiż: Ir-Renju Unit

Persuna ta' kuntatt: Mr Neil Davies

Posta elettronika: neil.davies@manchester.gov.uk

Faks: +44 1612747343

Indirizz(i) tal-Internet:

Indirizz ewlieni: <http://www.manchester.gov.uk>

Indirizz tal-profil tax-xerrej: <http://www.manchester.gov.uk>

I.2. Tagħrif dwar ksib kongunt

Il-kuntratt qed jingħata minn korp ċentrali għall-akkwisti

I.4. Tip ta' awtorità kontraenti

Korp irregolat mil-liġi pubblika

I.5. Attività ewlenija

Akkomodazzjoni u kumditajiet tal-komunità

Taqsim II: L-għan

II.1. L-għan tal-ksib

II.1.1. Titlu

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

Numru ta' referenza: 2020/S 209-511810

II.1.2. Kodiċi ewlieni CPV

50000000 Servizzi ta' tiswija u manutenzjoni

II.1.3. It-tip ta' kuntratt

Servizzi

II.1.4. Deskrizzjoni qasira

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. Informazzjoni dwar il-lottijiet

Dan il-kuntratt huwa maqsum f'lottijiet: le

II.1.7. Valur totali tal-ksib

Valur mingħajr VAT: 33 195 137,00 GBP

II.2. Deskrizzjoni

II.2.3. Il-post tat-twettiq

Kodiċi NUTS: UKD33 Manchester

II.2.4. Deskrizzjoni tal-akkwist

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. Kriterji tal-għoti

Il-kriterju tal-kwalità - L-Isem: Price / Peżar: 35 %

Il-kriterju tal-kwalità - L-Isem: Quality / Peżar: 35 %

Il-kriterju tal-kwalità - L-Isem: Social value including climate change / Peżar: 30 %

Prezz - Peżar: 35 %

II.2.11. Informazzjoni dwar l-għażliet

Għażliet: le

II.2.13. Informazzjoni dwar Fondi tal-Unjoni Ewropea

L-akkwist huwa marbut ma' proġett u/jew programm iffinanzjat mill-fondi tal-Unjoni Ewropea: le

II.2.14. Informazzjoni addizzjonali

Taqsimha IV: Proċedura

IV.1. Deskrizzjoni

IV.1.1. Tip ta' proċedura

Proċedura miftuħa

IV.1.3. Informazzjoni dwar ftehim qafas jew sistema dinamika ta' xiri

IV.1.8. Informazzjoni dwar il-Ftehim dwar l-Akkwisti Pubbliċi (GPA)

L-akkwist huwa kopert mill-GPA: iva

IV.2. Informazzjoni amministrattiva

IV.2.1. Pubblikazzjoni preċedenti dwar din il-proċedura

Numru tal-avviż fil-ĠU S: [2020/S 209-511810](#)

IV.2.8. Informazzjoni dwar it-tmiem tas-sistema dinamika tax-xiri

IV.2.9. Informazzjoni dwar it-tmiem tas-sejha għall-kompetizzjoni fl-għamla ta' avviż ta' informazzjoni minn qabel

Taqsim V: Għoti tal-kuntratt

Nru tal-kuntratt: TC 1072 Repairs and Maintenance Services for Manchester City Council Housing (2021 - 2024)

Kuntratt/lott jingħata: iva

V.2. Għoti tal-kuntratt

V.2.1. Id-data tal-iffirmar tal-kuntratt

23/02/2021

V.2.2. Informazzjoni dwar sejhiet għall-offerti

In-numru ta' offeriti li waslu: 2

In-numru ta' offeriti li waslu mingħand SMEs: 0

In-numru ta' offeriti li waslu mingħand l-offerenti minn Stati Membri oħra tal-UE: 0

In-numru ta' offeriti li waslu mingħand l-offerenti minn Stati li mhux Membri tal-UE: 0

In-numru ta' offeriti li waslu permezz ta' mezzi elettronici: 2

Il-kuntratt ingħata lil grupp ta' operatori ekonomiċi: le

V.2.3. Isem u indirizz tal-kuntrattur

Isem uffiċjali: ENGIE Regeneration Ltd

Indirizz postali: Shared Services Centre, Q3 Office, Quorum Business Park, Benton Lane

Belt: Newcastle upon Tyne

Kodiċi NUTS: UKD33 Manchester

Kodiċi postali: NE12 8EX

Pajjiż: Ir-Renju Unit

Il-kuntrattur huwa SME: le

V.2.4. Informazzjoni dwar il-valur tal-kuntratt/lott

Valur totali tal-kuntratt/lott: 33 195 137,00 GBP

V.2.5. Informazzjoni dwar is-sottokuntrattar

Taqsim VI: Informazzjoni kumplimentari

VI.3. Informazzjoni addizzjonali

VI.4. Proċeduri ta' analiżi mill-ġdid

VI.4.1. Korp responsabbli għall-proċeduri ta' analiżi mill-ġdid

Isem uffiċjali: Manchester City Council

Belt: Manchester

Pajjiż: Ir-Renju Unit

VI.5. Data ta' meta ntbagħat dan l-avviż

01/03/2021