

Verenigd Koninkrijk-Manchester: Reparatie- en onderhoudsdiensten

OJ S 45/2021 05/03/2021

Aankondiging van een gegunde opdracht**Diensten****Rechtsgrond:**

Richtlijn 2014/24/EU

Afdeling I: Aanbestedende dienst

I.1. Naam en adressen

Officiële benaming: Manchester City Council

Postadres: Room 407, Town Hall

Plaats: Manchester

NUTS-code: UKD33 Manchester

Postcode: M60 2JR

Land: Verenigd Koninkrijk

Contactpersoon: Mr Neil Davies

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Fax: +44 1612747343

Internetadres(sen):Hoofdadres: <http://www.manchester.gov.uk>Adres van het kopersprofiel: <http://www.manchester.gov.uk>**I.2. Inlichtingen betreffende gezamenlijke aanbesteding**

De opdracht wordt gegund door een aankoopcentrale

I.4. Soort aanbestedende dienst

Publiekrechtelijke instelling

I.5. Hoofdactiviteit

Huisvesting en gemeenschappelijke voorzieningen

Afdeling II: Voorwerp

II.1. Omvang van de aanbesteding**II.1.1. Benaming**

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

Referentienummer: 2020/S 209-511810

II.1.2. CPV-code hoofdcategorie

50000000 Reparatie- en onderhoudsdiensten

II.1.3. Type opdracht

Diensten

II.1.4. Korte beschrijving

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. Inlichtingen over percelen

Verdeling in percelen: neen

II.1.7. Totale waarde van de aanbesteding

Waarde zonder btw: 33 195 137,00 GBP

II.2. Beschrijving

II.2.3. Plaats van uitvoering

NUTS-code: UKD33 Manchester

II.2.4. Beschrijving van de aanbesteding

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. Gunningscriteria

Kwaliteitscriterium - Naam: Price / Weging: 35 %

Kwaliteitscriterium - Naam: Quality / Weging: 35 %

Kwaliteitscriterium - Naam: Social value including climate change / Weging: 30 %

Prijs - Weging: 35 %

II.2.11. Inlichtingen over opties

Opties: neen

II.2.13. Inlichtingen over middelen van de Europese Unie

De aanbesteding houdt verband met een project en/of een programma dat met middelen van de EU wordt gefinancierd: neen

II.2.14. Nadere inlichtingen

Afdeling IV: Procedure

IV.1. Beschrijving

IV.1.1.

Type procedure

Openbare procedure

IV.1.3. Inlichtingen over een raamovereenkomst of dynamisch aankoopstelsel

IV.1.8. Inlichtingen over de Overeenkomst inzake overheidsopdrachten (GPA)

De opdracht valt onder de GPA: ja

IV.2. Administratieve inlichtingen

IV.2.1. Eerdere bekendmaking betreffende deze procedure

Nummer van de aankondiging in het PB S: [2020/S 209-511810](#)

IV.2.8. Inlichtingen over de stopzetting van een dynamisch aankoopstelsel

IV.2.9. Inlichtingen over de stopzetting van een oproep tot mededinging in de vorm van een vooraankondiging

Afdeling V: Gunning van een opdracht

Opdracht nr.: TC 1072 Repairs and Maintenance Services for Manchester City Council Housing (2021 - 2024)

Een opdracht/perceel wordt gegund: ja

V.2. Gunning van een opdracht

V.2.1. Datum van de sluiting van de overeenkomst

23/02/2021

V.2.2. Inlichtingen over inschrijvingen

Aantal inschrijvingen: 2

Aantal inschrijvingen van mkb-bedrijven: 0

Aantal inschrijvingen van inschrijvers uit andere EU-lidstaten: 0

Aantal inschrijvingen van inschrijvers uit landen die geen lid zijn van de EU: 0

Aantal langs elektronische weg ontvangen inschrijvingen: 2

De opdracht is gegund aan een groep ondernemers: neen

V.2.3. Naam en adres van de contractant

Officiële benaming: ENGIE Regeneration Ltd

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

Plaats: Newcastle upon Tyne

NUTS-code: UKD33 Manchester

Postcode: NE12 8EX

Land: Verenigd Koninkrijk

De contractant is een mkb-bedrijf: neen

V.2.4. Inlichtingen over de waarde van de opdracht/het perceel

Totale waarde van de opdracht/het perceel: 33 195 137,00 GBP

V.2.5. Inlichtingen over uitbesteding

Afdeling VI: Aanvullende inlichtingen

VI.3. Nadere inlichtingen

VI.4. Beroepsprocedures

VI.4.1. Beroepsinstantie

Officiële benaming: Manchester City Council

Plaats: Manchester

Land: Verenigd Koninkrijk

VI.5. Datum van verzending van deze aankondiging

01/03/2021