

Reino Unido-Manchester: Serviços de reparação e manutenção
OJ S 45/2021 05/03/2021
Anúncio de adjudicação de contrato
Serviços

Base jurídica:

Diretiva 2014/24/UE

Secção I: Autoridade adjudicante

I.1. Nome e endereços

Nome oficial: Manchester City Council

Endereço postal: Room 407, Town Hall

Localidade: Manchester

Código NUTS: UKD33 Manchester

Código postal: M60 2JR

País: Reino Unido

Pessoa de contacto: Mr Neil Davies

Correio eletrónico: neil.davies@manchester.gov.uk

Fax: +44 1612747343

Endereço(s) Internet:

Endereço principal: <http://www.manchester.gov.uk>

Endereço do perfil do adquirente: <http://www.manchester.gov.uk>

I.2. Informação sobre aprovisionamento conjunto

O contrato é adjudicado por uma central de compras

I.4. Tipo de autoridade adjudicante

Organismo de direito público

I.5. Atividade principal

Habitação e equipamentos da coletividade

Secção II: Objeto

II.1. Quantidade ou âmbito do concurso

II.1.1. Título

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

Número de referência: 2020/S 209-511810

II.1.2. Código CPV principal

50000000 Serviços de reparação e manutenção

II.1.3. Tipo de contrato

Serviços

II.1.4. Descrição resumida

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. Informação sobre os lotes

Contrato dividido em lotes: não

II.1.7. Valor total do concurso

Valor sem IVA: 33 195 137,00 GBP

II.2. Descrição

II.2.3. Local de execução

Código NUTS: UKD33 Manchester

II.2.4. Descrição do concurso

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. Critérios de adjudicação

Critério relativo à qualidade - Nome: Price / Ponderação: 35 %

Critério relativo à qualidade - Nome: Quality / Ponderação: 35 %

Critério relativo à qualidade - Nome: Social value including climate change / Ponderação: 30 %

Preço - Ponderação: 35 %

II.2.11. Informação sobre as opções

Opções: não

II.2.13. Informação sobre os fundos da União Europeia

O contrato está relacionado com um projeto e/ou programa financiado por fundos da União Europeia: não

II.2.14. Informação adicional

Secção IV: Procedimento

IV.1. Descrição

IV.1.1.

Tipo de procedimento

Concurso aberto

IV.1.3. Informação acerca do acordo-quadro ou sistema de aquisição dinâmico

IV.1.8. Informação relativa ao Acordo sobre Contratos Públicos (ACP)

O contrato é abrangido pelo Acordo sobre Contratos Públicos: sim

IV.2. Informação administrativa

IV.2.1. Publicação anterior referente ao presente concurso

Número do anúncio no JO S: [2020/S 209-511810](#)

IV.2.8. Informação relativa à rescisão do sistema de aquisição dinâmico

IV.2.9. Informação relativa à rescisão do convite à apresentação de propostas sob a forma de um anúncio de pré-informação

Secção V: Adjudicação de contrato

Contrato n.º: TC 1072 Repairs and Maintenance Services for Manchester City Council Housing (2021 - 2024)

Um contrato/lote é adjudicado: sim

V.2. Adjudicação de contrato

V.2.1. Data de celebração do contrato

23/02/2021

V.2.2. Informação sobre as propostas

Número de propostas recebidas: 2

Número de propostas recebidas de PME: 0

Número de propostas recebidas de proponentes de outros Estados-Membros da UE: 0

Número de propostas recebidas de proponentes de países terceiros: 0

Número de propostas recebidas por via eletrónica: 2

O contrato foi adjudicado a um agrupamento de operadores económicos: não

V.2.3. Nome e endereço do contratante

Nome oficial: ENGIE Regeneration Ltd

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

Localidade: Newcastle upon Tyne

Código NUTS: UKD33 Manchester

Código postal: NE12 8EX

País: Reino Unido

O contratante é uma PME: não

V.2.4. Informação sobre o valor do contrato/lote

Valor total do contrato/lote: 33 195 137,00 GBP

V.2.5. Informação acerca da subcontratação

Secção VI: Informação complementar

VI.3. Informação adicional

VI.4. Procedimentos de recurso

VI.4.1. Organismo responsável pelos processos de recurso

Nome oficial: Manchester City Council

Localidade: Manchester

País: Reino Unido

VI.5. Data de envio do presente anúncio

01/03/2021