

Regatul Unit-Manchester: Servicii de reparare și întreținere

OJ S 45/2021 05/03/2021

Anunț de atribuire a contractului**Servicii****Temei juridic:**

Directiva 2014/24/UE

Secțiunea I: Autoritatea contractantă

I.1. Denumire și adrese

Denumire oficială: Manchester City Council

Adresă: Room 407, Town Hall

Localitate: Manchester

Cod NUTS: UKD33 Manchester

Cod poștal: M60 2JR

Țară: Regatul Unit

Persoană de contact: Mr Neil Davies

E-mail: neil.davies@manchester.gov.uk

Fax: +44 1612747343

Adresă (adrese) internet:Adresa principală: <http://www.manchester.gov.uk>Adresa profilului cumpărătorului: <http://www.manchester.gov.uk>**I.2. Informații privind achizițiile publice comune**

Contractul este atribuit de un organism central de achiziție

I.4. Tipul autorității contractante

Organism de drept public

I.5. Activitate principală

Locuințe și facilități pentru comunitate

Secțiunea II: Obiect

II.1. Obiectul achiziției**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)

Număr de referință: 2020/S 209-511810

II.1.2. Cod CPV principal

50000000 Servicii de reparare și întreținere

II.1.3. Tipul contractului

Servicii

II.1.4. Descriere succintă

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. Informații privind loturile

Contractul este împărțit în loturi: nu

II.1.7. Valoarea totală a achiziției

Valoare fără TVA: 33 195 137,00 GBP

II.2. Descriere

II.2.3. Locul de executare

Cod NUTS: UKD33 Manchester

II.2.4. Descrierea achiziției publice

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. Criterii de atribuire

Criteriu privind calitatea - Nume: Price / Pondere: 35 %

Criteriu privind calitatea - Nume: Quality / Pondere: 35 %

Criteriu privind calitatea - Nume: Social value including climate change / Pondere: 30 %

Prețul - Pondere: 35 %

II.2.11. Informații privind opțiunile

Opțiuni: nu

II.2.13. Informații despre fondurile Uniunii Europene

Achiziția se referă la un proiect și/sau program finanțat din fonduri ale Uniunii Europene: nu

II.2.14. Informații suplimentare

Secțiunea IV: Procedură

IV.1. Descriere

IV.1.1. Tipul procedurii

Procedură deschisă

IV.1.3. Informații privind un acord-cadru sau un sistem dinamic de achiziții

IV.1.8. Informații despre Acordul privind achizițiile publice (AAP)

Achiziția intră sub incidența Acordului privind achizițiile publice: da

IV.2. Informații administrative

IV.2.1. Publicare anterioară privind această procedură

Numărul anunțului în JO S: [2020/S 209-511810](#)

IV.2.8. Informații privind încetarea sistemului dinamic de achiziții

IV.2.9. Informații privind încetarea unei invitații la o procedură concurențială de ofertare sub forma unui anunț de intenție

Secțiunea V: Atribuirea contractului

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

Se atribuie un contract/un lot: da

V.2. Atribuirea contractului

V.2.1. Data încheierii contractului

23/02/2021

V.2.2. Informații privind ofertele

Numărul de oferte primite: 2

Numărul de oferte primite de la IMM-uri: 0

Numărul de oferte primite de la ofertanți din alte state membre ale UE: 0

Numărul de oferte primite de la ofertanți din state care nu sunt membre ale UE: 0

Numărul de oferte primite prin mijloace electronice: 2

Contractul a fost atribuit unui grup de operatori economici: nu

V.2.3. Numele și adresa contractantului

Denumire oficială: ENGIE Regeneration Ltd

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

Localitate: Newcastle upon Tyne

Cod NUTS: UKD33 Manchester

Cod poștal: NE12 8EX

Țară: Regatul Unit

Contractantul este un IMM: nu

V.2.4. Informații privind valoarea contractului/lotului

Valoarea totală a contractului/lotului: 33 195 137,00 GBP

V.2.5. Informații privind subcontractarea

Secțiunea VI: Informații complementare

VI.3. Informații suplimentare

VI.4. Proceduri de contestare

VI.4.1. Organismul de soluționare a contestațiilor

Denumire oficială: Manchester City Council

Localitate: Manchester

Țară: Regatul Unit

VI.5. Data expedierii prezentului anunț

01/03/2021