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Contract

Reactive, Statutory and Planned Maintenance for Corporate Properties

Cumberland Council

F03: Contract award notice

Notice identifier: 2024/S 000-005757

Procurement identifier (OCID): ocds-h6vhtk-03fc7a

Published 22 February 2024, 10:44am

Section I: Contracting authority

I.1) Name and addresses

Cumberland Council

Cumbria House, 107 - 117 Botchergate

Carlisle

CA1 1RD

Contact

Mrs Hayley Samson

Email

hayley.samson@cumberland.gov.uk

Country

United Kingdom

Region code

UKD1 - Cumbria

Internet address(es)

Main address

<https://www.cumberland.gov.uk/>

Buyer's address

<https://www.cumberland.gov.uk/>

I.4) Type of the contracting authority

Regional or local authority

I.5) Main activity

General public services

Section II: Object

II.1) Scope of the procurement

II.1.1) Title

Reactive, Statutory and Planned Maintenance for Corporate Properties

Reference number

DN688388

II.1.2) Main CPV code

- 50000000 - Repair and maintenance services

II.1.3) Type of contract

Services

II.1.4) Short description

Cumberland Council seeks to appoint competent Service Providers for the undertaking of works associated with Reactive, Statutory and Planned Maintenance for Electrical & Mechanical and Building Fabric for the Council's Corporate Properties (Sites) in Cumbria.

This services will support the Council's primary duties under the Health and Safety at Work Act 1974, Control of Substances Hazardous to Health Regulations 2002 and Management of Health and Safety at Work Regulations 1999.

The Contracts are to cover approximately three hundred and thirty eight properties divided into two geographical Lots. Lot 1 is comprised of one hundred and sixty seven properties and Lot 2 is comprised of one of one hundred and seventy one properties. Lot 1 and 2 is subsequently divided into sub-Lots by discipline, as described in the ITT. A separate contract will represent each of the sub-Lots, or a combination of Sub-Lots (dependant on which Lots each successful Tenderer is awarded), and the cumulated contracts (each "a Contract"), (independent of which Lots each Tenderer is awarded), represent together "the Contracts".

The Contracts will commence 1st April 2024 and will finish 31st March 2027, with the option, at the Council's discretion, to extend up to a further 2 years up until 31st March 2029. Such discretion will apply in principle to each of the Contracts but the Council reserves the right not to extend any particular Contract .

Tenderers are permitted to bid for any/all of the Lots and sub-lots, however suppliers are

restricted to being awarded no more than 3 sub-lots.

Details of current expenditure are indicative only and the Council does not guarantee any spend against any Contract, or the Contracts cumulatively

II.1.6) Information about lots

This contract is divided into lots: Yes

II.1.7) Total value of the procurement (excluding VAT)

Value excluding VAT: £20,000,000

II.2) Description

II.2.1) Title

Mechanical & Electrical

Lot No

1A

II.2.2) Additional CPV code(s)

- 45300000 - Building installation work
- 50700000 - Repair and maintenance services of building installations

II.2.3) Place of performance

NUTS codes

- UKD1 - Cumbria

II.2.4) Description of the procurement

Inclusive of but not limited to:

- Routine servicing and maintenance of M&E systems,
- Conventional heating systems,
- Domestic, commercial and catering gas installations,
- Oil fired heating installations,

- Renewable systems such as Ground/Air Source Heat Pumps,
- Piped wet systems,
- Ventilation systems,
- Fixed electrical installations as defined within BS 7671,
- Testing of fixed electrical installations,
- Portable Appliance Testing,
- Stand by power generation and change over equipment,
- Uninterruptible Power Supplies,
- Lightning protection,
- Emergency lighting.

II.2.5) Award criteria

Quality criterion - Name: Quality / Weighting: 50

Quality criterion - Name: Social Value / Weighting: 20

Price - Weighting: 30

II.2.11) Information about options

Options: No

II.2.13) Information about European Union Funds

The procurement is related to a project and/or programme financed by European Union funds: No

II.2) Description

II.2.1) Title

Air-Conditioning

Lot No

1B

II.2.2) Additional CPV code(s)

- 45300000 - Building installation work
- 50700000 - Repair and maintenance services of building installations

II.2.3) Place of performance

NUTS codes

- UKD1 - Cumbria

II.2.4) Description of the procurement

Inclusive of but not limited to:

- Routine servicing and maintenance of cooling systems,
- Ducted cooling systems,
- Split air conditioning systems,
- Packaged cooling systems,
- Cooling system controls.

II.2.5) Award criteria

Quality criterion - Name: Quality / Weighting: 50

Quality criterion - Name: Social Value / Weighting: 20

Price - Weighting: 30

II.2.11) Information about options

Options: No

II.2.13) Information about European Union Funds

The procurement is related to a project and/or programme financed by European Union funds: No

II.2) Description

II.2.1) Title

Building Fabric

Lot No

1C

II.2.2) Additional CPV code(s)

- 45300000 - Building installation work
- 50700000 - Repair and maintenance services of building installations

II.2.3) Place of performance

NUTS codes

- UKD1 - Cumbria

II.2.4) Description of the procurement

Inclusive of but not limited to:

- General building,
- Carpentry,
- Decoration and internal/external painting,
- Surface finishing i.e. plastering, rendering,
- Ground works,
- Sub-surface external drainage,
- Pitched & Flat roof repairs,
- Roofer
- Multi skilled operative

II.2.5) Award criteria

Quality criterion - Name: Quality / Weighting: 50

Quality criterion - Name: Social Value / Weighting: 20

Price - Weighting: 30

II.2.11) Information about options

Options: No

II.2.13) Information about European Union Funds

The procurement is related to a project and/or programme financed by European Union funds: No

II.2) Description

II.2.1) Title

Lifts

Lot No

1D

II.2.2) Additional CPV code(s)

- 45300000 - Building installation work
- 50700000 - Repair and maintenance services of building installations

II.2.3) Place of performance

NUTS codes

- UKD1 - Cumbria

II.2.4) Description of the procurement

Inclusive of but not limited to:

- Routine servicing and maintenance of passenger and goods lifts.
- Repair and modification as a result of Professional Inspections (LOLER) undertaken by the Councils Insurer.

II.2.5) Award criteria

Quality criterion - Name: Quality / Weighting: 50

Quality criterion - Name: Social Value / Weighting: 20

Price - Weighting: 30

II.2.11) Information about options

Options: No

II.2.13) Information about European Union Funds

The procurement is related to a project and/or programme financed by European Union funds: No

II.2) Description

II.2.1) Title

Fire & Security

Lot No

1E

II.2.2) Additional CPV code(s)

- 45300000 - Building installation work
- 50700000 - Repair and maintenance services of building installations

II.2.3) Place of performance

NUTS codes

- UKD1 - Cumbria

II.2.4) Description of the procurement

Inclusive of but not limited to:

- Routine servicing and maintenance of fire and security systems,
- Access control systems such as Paxton Net 2,

- Testing of active fire protection measures,
- Fire/intruder alarm monitoring.

II.2.5) Award criteria

Quality criterion - Name: Quality / Weighting: 50

Quality criterion - Name: Social Value / Weighting: 20

Price - Weighting: 30

II.2.11) Information about options

Options: No

II.2.13) Information about European Union Funds

The procurement is related to a project and/or programme financed by European Union funds: No

II.2) Description

II.2.1) Title

Doors

Lot No

1F

II.2.2) Additional CPV code(s)

- 45300000 - Building installation work
- 50700000 - Repair and maintenance services of building installations

II.2.3) Place of performance

NUTS codes

- UKD1 - Cumbria

II.2.4) Description of the procurement

- Industrial doors,

- Roller shutter doors,
- Vehicle barriers/gates

II.2.5) Award criteria

Quality criterion - Name: Quality / Weighting: 50

Quality criterion - Name: Social Value / Weighting: 20

Price - Weighting: 30

II.2.11) Information about options

Options: No

II.2.13) Information about European Union Funds

The procurement is related to a project and/or programme financed by European Union funds: No

II.2) Description

II.2.1) Title

Passive Fire

Lot No

1G

II.2.2) Additional CPV code(s)

- 45300000 - Building installation work
- 50700000 - Repair and maintenance services of building installations

II.2.3) Place of performance

NUTS codes

- UKD1 - Cumbria

II.2.4) Description of the procurement

- Fire door repair/inspection,

- Fire stopping repair/inspection,
- Repair of fire rated building fabric.

II.2.5) Award criteria

Quality criterion - Name: Quality / Weighting: 50

Quality criterion - Name: Social Value / Weighting: 20

Price - Weighting: 20

II.2.11) Information about options

Options: No

II.2.13) Information about European Union Funds

The procurement is related to a project and/or programme financed by European Union funds: No

II.2) Description

II.2.1) Title

Mechanical & Electrical

Lot No

2A

II.2.2) Additional CPV code(s)

- 45300000 - Building installation work
- 50700000 - Repair and maintenance services of building installations

II.2.3) Place of performance

NUTS codes

- UKD1 - Cumbria

II.2.4) Description of the procurement

Inclusive of but not limited to:

- Routine servicing and maintenance of M&E systems,
- Conventional heating systems,
- Domestic, commercial and catering gas installations,
- Oil fired heating installations,
- Renewable systems such as Ground/Air Source Heat Pumps,
- Piped wet systems,
- Ventilation systems,
- Fixed electrical installations as defined within BS 7671,
- Testing of fixed electrical installations,
- Portable Appliance Testing,
- Stand by power generation and change over equipment,
- Uninterruptible Power Supplies,
- Lightning protection,
- Emergency lighting.

II.2.5) Award criteria

Quality criterion - Name: Quality / Weighting: 50

Quality criterion - Name: Social Value / Weighting: 20

Price - Weighting: 30

II.2.11) Information about options

Options: No

II.2.13) Information about European Union Funds

The procurement is related to a project and/or programme financed by European Union funds: No

II.2) Description

II.2.1) Title

Air-Conditioning

Lot No

2B

II.2.2) Additional CPV code(s)

- 45300000 - Building installation work
- 50300000 - Repair, maintenance and associated services related to personal computers, office equipment, telecommunications and audio-visual equipment

II.2.3) Place of performance

NUTS codes

- UKD1 - Cumbria

II.2.4) Description of the procurement

Inclusive of but not limited to:

- Routine servicing and maintenance of cooling systems,
- Ducted cooling systems,
- Split air conditioning systems,
- Packaged cooling systems,
- Cooling system controls.

II.2.5) Award criteria

Quality criterion - Name: Quality / Weighting: 50

Quality criterion - Name: Social Value / Weighting: 20

Price - Weighting: 30

II.2.11) Information about options

Options: No

II.2.13) Information about European Union Funds

The procurement is related to a project and/or programme financed by European Union funds: No

II.2) Description

II.2.1) Title

Building Fabric

Lot No

2C

II.2.2) Additional CPV code(s)

- 45300000 - Building installation work
- 50700000 - Repair and maintenance services of building installations

II.2.3) Place of performance

NUTS codes

- UKD1 - Cumbria

II.2.4) Description of the procurement

Inclusive of but not limited to:

- General building,
- Carpentry,
- Decoration and internal/external painting,
- Surface finishing i.e. plastering, rendering,
- Ground works,
- Sub-surface external drainage,
- Pitched & Flat roof repairs,

- Roofer
- Multi skilled operative

II.2.5) Award criteria

Quality criterion - Name: Quality / Weighting: 50

Quality criterion - Name: Social Value / Weighting: 20

Price - Weighting: 30

II.2.11) Information about options

Options: No

II.2.13) Information about European Union Funds

The procurement is related to a project and/or programme financed by European Union funds: No

II.2) Description

II.2.1) Title

Lifts

Lot No

2D

II.2.2) Additional CPV code(s)

- 45300000 - Building installation work
- 50700000 - Repair and maintenance services of building installations

II.2.3) Place of performance

NUTS codes

- UKD1 - Cumbria

II.2.4) Description of the procurement

Inclusive of but not limited to:

- Routine servicing and maintenance of passenger and goods lifts.
- Repair and modification as a result of Professional Inspections (LOLER) undertaken by the Councils Insurer.

II.2.5) Award criteria

Quality criterion - Name: Quality / Weighting: 50

Quality criterion - Name: Social Value / Weighting: 20

Price - Weighting: 30

II.2.11) Information about options

Options: No

II.2.13) Information about European Union Funds

The procurement is related to a project and/or programme financed by European Union funds: No

II.2) Description

II.2.1) Title

Fire & Security

Lot No

2E

II.2.2) Additional CPV code(s)

- 45300000 - Building installation work
- 50700000 - Repair and maintenance services of building installations

II.2.3) Place of performance

NUTS codes

- UKD1 - Cumbria

II.2.4) Description of the procurement

Inclusive of but not limited to:

- Routine servicing and maintenance of fire and security systems,
- Access control systems such as Paxton Net 2,
- Testing of active fire protection measures,
- Fire/intruder alarm monitoring.

II.2.5) Award criteria

Quality criterion - Name: Quality / Weighting: 50

Quality criterion - Name: Social Value / Weighting: 20

Price - Weighting: 30

II.2.11) Information about options

Options: No

II.2.13) Information about European Union Funds

The procurement is related to a project and/or programme financed by European Union funds: No

II.2) Description

II.2.1) Title

Doors

Lot No

2F

II.2.2) Additional CPV code(s)

- 45300000 - Building installation work
- 50700000 - Repair and maintenance services of building installations

II.2.3) Place of performance

NUTS codes

- UKD1 - Cumbria

II.2.4) Description of the procurement

- Industrial doors,
- Roller shutter doors,
- Vehicle barriers/gates

II.2.5) Award criteria

Quality criterion - Name: Quality / Weighting: 50

Quality criterion - Name: Social Value / Weighting: 20

Price - Weighting: 30

II.2.11) Information about options

Options: No

II.2.13) Information about European Union Funds

The procurement is related to a project and/or programme financed by European Union funds: No

II.2) Description

II.2.1) Title

Passive Fire

Lot No

2G

II.2.2) Additional CPV code(s)

- 45300000 - Building installation work
- 50700000 - Repair and maintenance services of building installations

II.2.3) Place of performance

NUTS codes

- UKD1 - Cumbria

II.2.4) Description of the procurement

- Fire door repair/inspection,
- Fire stopping repair/inspection,
- Repair of fire rated building fabric.

II.2.5) Award criteria

Quality criterion - Name: Quality / Weighting: 50

Quality criterion - Name: Social Value / Weighting: 20

Price - Weighting: 30

II.2.11) Information about options

Options: No

II.2.13) Information about European Union Funds

The procurement is related to a project and/or programme financed by European Union funds: No

Section IV. Procedure

IV.1) Description

IV.1.1) Type of procedure

Open procedure

IV.1.8) Information about the Government Procurement Agreement (GPA)

The procurement is covered by the Government Procurement Agreement: Yes

IV.2) Administrative information

IV.2.1) Previous publication concerning this procedure

Notice number: [2023/S 000-027118](#)

Section V. Award of contract

Lot No

1A

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

23 January 2024

V.2.2) Information about tenders

Number of tenders received: 21

Number of tenders received by electronic means: 21

The contract has been awarded to a group of economic operators: No

V.2.3) Name and address of the contractor

Roland Hill (Parsonby) Ltd

Aspatria

Country

United Kingdom

NUTS code

- UKD1 - Cumbria

The contractor is an SME

Yes

V.2.4) Information on value of contract/lot (excluding VAT)

Lowest offer: £2,000,000 / Highest offer: £3,600,000 taken into consideration

Section V. Award of contract

Lot No

1B

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

23 January 2024

V.2.2) Information about tenders

Number of tenders received: 21

Number of tenders received by electronic means: 21

The contract has been awarded to a group of economic operators: No

V.2.3) Name and address of the contractor

T&S Air Conditioning Ltd

Carlisle

Country

United Kingdom

NUTS code

- UKD1 - Cumbria

The contractor is an SME

Yes

V.2.4) Information on value of contract/lot (excluding VAT)

Lowest offer: £575,000 / Highest offer: £1,030,000 taken into consideration

Section V. Award of contract

Lot No

1C

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

23 January 2024

V.2.2) Information about tenders

Number of tenders received: 21

Number of tenders received by electronic means: 21

The contract has been awarded to a group of economic operators: No

V.2.3) Name and address of the contractor

Bell Group Ltd

Airdrie

Country

United Kingdom

NUTS code

- UKM - Scotland

The contractor is an SME

No

V.2.4) Information on value of contract/lot (excluding VAT)

Lowest offer: £1,750,000 / Highest offer: £3,130,000 taken into consideration

Section V. Award of contract

Lot No

1D

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

23 January 2024

V.2.2) Information about tenders

Number of tenders received: 21

Number of tenders received by electronic means: 21

The contract has been awarded to a group of economic operators: No

V.2.3) Name and address of the contractor

RJ Lift Services

Stoke on Trent

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor is an SME

Yes

V.2.4) Information on value of contract/lot (excluding VAT)

Lowest offer: £750,000 / Highest offer: £1,340,000 taken into consideration

Section V. Award of contract

Lot No

1E

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

23 January 2024

V.2.2) Information about tenders

Number of tenders received: 21

Number of tenders received by electronic means: 21

The contract has been awarded to a group of economic operators: No

V.2.3) Name and address of the contractor

Citrus Group NW Ltd

Prescot

Country

United Kingdom

NUTS code

- UKD - North West (England)

The contractor is an SME

Yes

V.2.4) Information on value of contract/lot (excluding VAT)

Lowest offer: £50,000 / Highest offer: £90,000 taken into consideration

Section V. Award of contract

Lot No

1F

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

23 January 2024

V.2.2) Information about tenders

Number of tenders received: 21

Number of tenders received by electronic means: 21

The contract has been awarded to a group of economic operators: No

V.2.3) Name and address of the contractor

MJ Quinn

Liverpool

Country

United Kingdom

NUTS code

- UKD - North West (England)

The contractor is an SME

No

V.2.4) Information on value of contract/lot (excluding VAT)

Lowest offer: £112,500 / Highest offer: £200,000 taken into consideration

Section V. Award of contract

Lot No

1G

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

23 January 2024

V.2.2) Information about tenders

Number of tenders received: 21

Number of tenders received by electronic means: 21

The contract has been awarded to a group of economic operators: No

V.2.3) Name and address of the contractor

Profire Systems Ltd

Kirkby Stephen

Country

United Kingdom

NUTS code

- UKD1 - Cumbria

The contractor is an SME

Yes

V.2.4) Information on value of contract/lot (excluding VAT)

Lowest offer: £122,500 / Highest offer: £220,000 taken into consideration

Section V. Award of contract

Lot No

2A

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

23 January 2024

V.2.2) Information about tenders

Number of tenders received: 21

Number of tenders received by electronic means: 21

The contract has been awarded to a group of economic operators: No

V.2.3) Name and address of the contractor

MJ Quinn

Liverpool

Country

United Kingdom

NUTS code

- UKD - North West (England)

The contractor is an SME

No

V.2.4) Information on value of contract/lot (excluding VAT)

Lowest offer: £2,000,000 / Highest offer: £3,600,000 taken into consideration

Section V. Award of contract

Lot No

2B

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

23 January 2024

V.2.2) Information about tenders

Number of tenders received: 21

Number of tenders received by electronic means: 21

The contract has been awarded to a group of economic operators: No

V.2.3) Name and address of the contractor

T&S Airconditioning Ltd

Carlisle

Country

United Kingdom

NUTS code

- UKD1 - Cumbria

The contractor is an SME

Yes

V.2.4) Information on value of contract/lot (excluding VAT)

Lowest offer: £575,000 / Highest offer: £1,030,000 taken into consideration

Section V. Award of contract

Lot No

2C

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

23 January 2024

V.2.2) Information about tenders

Number of tenders received: 21

Number of tenders received by electronic means: 21

The contract has been awarded to a group of economic operators: No

V.2.3) Name and address of the contractor

Bell Group Ltd

Airdrie

Country

United Kingdom

NUTS code

- UKM - Scotland

The contractor is an SME

No

V.2.4) Information on value of contract/lot (excluding VAT)

Lowest offer: £1,750,000 / Highest offer: £3,130,000 taken into consideration

Section V. Award of contract

Lot No

2D

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

23 January 2024

V.2.2) Information about tenders

Number of tenders received: 21

Number of tenders received by electronic means: 21

The contract has been awarded to a group of economic operators: No

V.2.3) Name and address of the contractor

RJ Lift Services

Stoke on Trent

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor is an SME

Yes

V.2.4) Information on value of contract/lot (excluding VAT)

Lowest offer: £750,000 / Highest offer: £1,340,000 taken into consideration

Section V. Award of contract

Lot No

2E

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

23 January 2024

V.2.2) Information about tenders

Number of tenders received: 21

Number of tenders received by electronic means: 21

The contract has been awarded to a group of economic operators: No

V.2.3) Name and address of the contractor

Citrus Group NW Ltd

Prescot

Country

United Kingdom

NUTS code

- UKD - North West (England)

The contractor is an SME

Yes

V.2.4) Information on value of contract/lot (excluding VAT)

Lowest offer: £500,000 / Highest offer: £900,000 taken into consideration

Section V. Award of contract

Lot No

2F

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

23 January 2024

V.2.2) Information about tenders

Number of tenders received: 21

Number of tenders received by electronic means: 21

The contract has been awarded to a group of economic operators: No

V.2.3) Name and address of the contractor

MJ Quinn

Liverpool

Country

United Kingdom

NUTS code

- UKD - North West (England)

The contractor is an SME

No

V.2.4) Information on value of contract/lot (excluding VAT)

Lowest offer: £112,500 / Highest offer: £200,000 taken into consideration

Section V. Award of contract

Lot No

2G

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

23 January 2024

V.2.2) Information about tenders

Number of tenders received: 21

Number of tenders received by electronic means: 21

The contract has been awarded to a group of economic operators: No

V.2.3) Name and address of the contractor

Profire Systems Ltd

Kirkby Stephen

Country

United Kingdom

NUTS code

- UKD1 - Cumbria

The contractor is an SME

Yes

V.2.4) Information on value of contract/lot (excluding VAT)

Lowest offer: £127,500 / Highest offer: £230,000 taken into consideration

Section VI. Complementary information

VI.4) Procedures for review

VI.4.1) Review body

High Court of England

London

Country

United Kingdom