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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

CA11RD

#### 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