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Contract

## **Reactive and Planned Building Maintenance and Associated Works.**

Norfolk County Council

F03: Contract award notice

Notice identifier: 2023/S 000-011028

Procurement identifier (OCID): ocids-h6vhtk-034d2e

Published 18 April 2023, 9:11am

### **Section I: Contracting authority**

#### **I.1) Name and addresses**

Norfolk County Council

County Hall, Martineau Lane

Norwich

NR1 2DH

#### **Email**

[sourcingteam@norfolk.gov.uk](mailto:sourcingteam@norfolk.gov.uk)

#### **Country**

United Kingdom

#### **NUTS code**

UKH15 - Norwich and East Norfolk

#### **Internet address(es)**

Main address

[www.norfolk.gov.uk](http://www.norfolk.gov.uk)

Buyer's address

<https://in-tendhost.co.uk/norfolkcc>

## **I.4) Type of the contracting authority**

Regional or local authority

## **I.5) Main activity**

General public services

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## **Section II: Object**

### **II.1) Scope of the procurement**

#### **II.1.1) Title**

Reactive and Planned Building Maintenance and Associated Works.

Reference number

NCCT42461

#### **II.1.2) Main CPV code**

- 45210000 - Building construction work

#### **II.1.3) Type of contract**

Works

#### **II.1.4) Short description**

Norfolk County Council has entered into a framework agreement with contractors for building maintenance, statutory compliance services and other associated works and specialist trades, for reactive direct call-off work, across Norfolk and adjoining counties, with the option to run further competitions under each Lot for larger, specific projects.

#### **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: £3,000,000

## **II.2) Description**

### **II.2.1) Title**

General Building Contractor

Lot No

1

### **II.2.2) Additional CPV code(s)**

- 50700000 - Repair and maintenance services of building installations

### **II.2.3) Place of performance**

NUTS codes

- UKH17 - Breckland and South Norfolk
- UKH16 - North and West Norfolk
- UKH15 - Norwich and East Norfolk

### **II.2.4) Description of the procurement**

Reactive works: The nature of work will vary greatly from urgent tasks such as temporary works necessary to make an area safe to non-urgent tasks such as repairs to brickwork, windows, doors and building fabric. If the contractor is unable to respond, then the next selected contractor will be contacted and so on. Further Competition works: Typically, works include: groundworks; repairs; decoration and improvements to building fabric; works in support of mechanical/electrical works and works involving a multi-trade approach where on site co-ordination between trades is crucial.

### **II.2.5) Award criteria**

Price

### **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**

General Plumbing and Mechanical Contractor

Lot No

2

### **II.2.2) Additional CPV code(s)**

- 45330000 - Plumbing and sanitary works

### **II.2.3) Place of performance**

NUTS codes

- UKH17 - Breckland and South Norfolk
- UKH16 - North and West Norfolk
- UKH15 - Norwich and East Norfolk

### **II.2.4) Description of the procurement**

Reactive works: Most of the work under this category is reactive. The nature of work will include urgent tasks such as stopping water leaks from hot and cold-water services or investigating and removing blockages. Non-urgent work may include replacing washroom items and repairs/replacements to cold water pipework. Contractors should note that separate service contracts exist for maintenance of heating, air conditioning and ventilation/ductwork systems. In most instances therefore, the service contractor will be called out to attend to these systems. Further Competition works: These may be for all types of plumbing and mechanical work.

### **II.2.5) Award criteria**

Price

### **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**

Electrical Contractor

Lot No

3

### **II.2.2) Additional CPV code(s)**

- 50710000 - Repair and maintenance services of electrical and mechanical building installations

### **II.2.3) Place of performance**

NUTS codes

- UKH17 - Breckland and South Norfolk
- UKH16 - North and West Norfolk
- UKH15 - Norwich and East Norfolk

### **II.2.4) Description of the procurement**

Reactive works: Most of the work ordered under this category is reactive. The nature of work will include urgent tasks such as repairs to broken sockets and making areas safe. Non-urgent work may include rewiring, fault finding, repairs to lighting and other electrical systems. Contractors should note that separate service contracts exist for maintenance of fire/security alarm systems, PAT testing, electrical testing and other electrical systems. In most instances therefore, the service contractor will be called out to attend to these systems. Further Competition works: These may be for all types of electrical work.

### **II.2.5) Award criteria**

Price

### **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**

Painting and Decorating Contractor

Lot No

4

### **II.2.2) Additional CPV code(s)**

- 45442110 - Painting work of buildings
- 79931000 - Interior decorating services

### **II.2.3) Place of performance**

NUTS codes

- UKH17 - Breckland and South Norfolk
- UKH16 - North and West Norfolk
- UKH15 - Norwich and East Norfolk

### **II.2.4) Description of the procurement**

This category covers decoration work to both internal and external areas where no or little other general building work is necessary. Work will include: preparation; removal of existing coverings; plaster skim coat; application of paint or specified coverings; cutting in and making good areas.

### **II.2.5) Award criteria**

Price

### **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**

Roofing Contractor

Lot No

5

### **II.2.2) Additional CPV code(s)**

- 45261920 - Roof maintenance work

### **II.2.3) Place of performance**

NUTS codes

- UKH17 - Breckland and South Norfolk
- UKH16 - North and West Norfolk
- UKH15 - Norwich and East Norfolk

### **II.2.4) Description of the procurement**

Reactive works: The nature of work will typically include urgent tasks such as temporary repairs to stop water leaks and inspection visits to make areas safe e.g., replace dislodged roof tiles. Further competition works: These may be for all types of roofing work.

### **II.2.5) Award criteria**

Price

### **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**

Fencing Contractor

Lot No

6

### **II.2.2) Additional CPV code(s)**

- 45340000 - Fencing, railing and safety equipment installation work

### **II.2.3) Place of performance**

NUTS codes

- UKH17 - Breckland and South Norfolk
- UKH16 - North and West Norfolk
- UKH15 - Norwich and East Norfolk

### **II.2.4) Description of the procurement**

Reactive works: The nature of work will typically include urgent tasks such as repairs necessary to make an area secure. Further competition works: These may be for all types of fencing work.

### **II.2.5) Award criteria**

Price

### **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**

Flooring Contractor

Lot No

7

### **II.2.2) Additional CPV code(s)**

- 45432100 - Floor laying and covering work

### **II.2.3) Place of performance**

NUTS codes

- UKH17 - Breckland and South Norfolk
- UKH16 - North and West Norfolk
- UKH15 - Norwich and East Norfolk

### **II.2.4) Description of the procurement**

Works ordered under this category will usually result from a further competition. This category covers internal flooring work where no other general building work is necessary. Work will include repairs and replacement to all types of flooring.

### **II.2.5) Award criteria**

Price

### **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**

Door and Window Replacement Contractor

Lot No

8

### **II.2.2) Additional CPV code(s)**

- 45421100 - Installation of doors and windows and related components

### **II.2.3) Place of performance**

NUTS codes

- UKH17 - Breckland and South Norfolk
- UKH16 - North and West Norfolk
- UKH15 - Norwich and East Norfolk

### **II.2.4) Description of the procurement**

Reactive works: The nature of work will typically include urgent tasks such as repairs to plastic or metal windows/doors necessary to make areas safe/secure. Further competition works: These may be for replacement of either plastic, timber or metal/aluminium door systems.

### **II.2.5) Award criteria**

Price

### **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**

## Asbestos Surveying/Sampling/Air monitoring/Four Stage Clearance

Lot No

14

### II.2.2) Additional CPV code(s)

- 90650000 - Asbestos removal services

### II.2.3) Place of performance

NUTS codes

- UKH17 - Breckland and South Norfolk
- UKH16 - North and West Norfolk
- UKH15 - Norwich and East Norfolk

### II.2.4) Description of the procurement

UKAS accredited companies are required to undertaking asbestos management, refurbishment and demolition surveys including the execution of combined surveys i.e., R&D and management. Carrying out individual bulk sampling of suspect materials on an ad-hoc basis. Providing professional and concise asbestos reports in accordance with HSG264 including material risk assessments. Providing analysis of asbestos bulk samples through the use of a UKAS accredited ISO 17025 laboratory Out of hours asbestos surveys and sampling Emergency asbestos surveys and sampling Accelerated provision for undertaking surveys and bulk sampling and providing the client with results and reports, including providing verbal results of sample testing by phone with report to follow Undertaking air monitoring/air tests at the removal of asbestos and for reassurance Issuing four stage clearance certification that is compliant with HSG248 Providing all air monitoring certificates in electronic format within agreed time frames Providing background, leak and smoke testing as required Out of hours air sampling and air monitoring services Emergency air sampling and air monitoring services Accelerated execution of air monitoring/air tests and provision of all certification documentation to the client

### II.2.5) Award criteria

Price

### 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**

Glazing and Window System Repairs

Lot No

15

### **II.2.2) Additional CPV code(s)**

- 45441000 - Glazing work

### **II.2.3) Place of performance**

NUTS codes

- UKH17 - Breckland and South Norfolk
- UKH16 - North and West Norfolk
- UKH15 - Norwich and East Norfolk

### **II.2.4) Description of the procurement**

The nature of work will mostly be urgent tasks such as repairing broken glazing, doors and windows necessary to make areas safe and secure. Other non-urgent works may include repairs to window systems, lock handles, operators, restrictors, stays etc.

### **II.2.5) Award criteria**

Price

### **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**

Drain and Gutter Clearing and Repairs Contractor

Lot No

9

### **II.2.2) Additional CPV code(s)**

- 45232452 - Drainage works

### **II.2.3) Place of performance**

NUTS codes

- UKH17 - Breckland and South Norfolk
- UKH16 - North and West Norfolk
- UKH15 - Norwich and East Norfolk

### **II.2.4) Description of the procurement**

The nature of work will mostly be urgent tasks such as clearing blocked drains, toilets and gutters. Other non-urgent works such as drainage surveys and investigations may also be ordered on occasion.

### **II.2.5) Award criteria**

Price

### **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**

Groundwork and Paving Contractor

Lot No

10

### **II.2.2) Additional CPV code(s)**

- 45432112 - Laying of paving

### **II.2.3) Place of performance**

NUTS codes

- UKH17 - Breckland and South Norfolk
- UKH16 - North and West Norfolk
- UKH15 - Norwich and East Norfolk

### **II.2.4) Description of the procurement**

This category covers most forms of general groundwork where no other general building work is necessary. Work is likely to include repairs and improvements to playground areas, paved areas, drainage, and preparatory works associated with the siting of new modular buildings.

### **II.2.5) Award criteria**

Price

### **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**

Asphalting

Lot No

11

### **II.2.2) Additional CPV code(s)**

- 45233222 - Paving and asphalting works

### **II.2.3) Place of performance**

NUTS codes

- UKH17 - Breckland and South Norfolk
- UKH16 - North and West Norfolk
- UKH15 - Norwich and East Norfolk

### **II.2.4) Description of the procurement**

This category covers general asphalting work, likely to include repairs and improvements to playground areas, car parks, footpaths, access roads and other paved areas.

### **II.2.5) Award criteria**

Price

### **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**

HVAC and BMS Control Panel Contractors

Lot No

12

### **II.2.2) Additional CPV code(s)**

- 42512300 - HVAC packages
- 31211110 - Control panels

### **II.2.3) Place of performance**

NUTS codes

- UKH17 - Breckland and South Norfolk
- UKH16 - North and West Norfolk
- UKH15 - Norwich and East Norfolk

### **II.2.4) Description of the procurement**

Specialist contractors are required for inspection and repair of HVAC and BMS control systems from various manufacturers as well as fault diagnosis and reviewing strategies to maximise efficiencies.

### **II.2.5) Award criteria**

Price

### **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**

Licensed Asbestos Removal Contractors

Lot No

13



### **II.2.2) Additional CPV code(s)**

- 45262660 - Asbestos-removal work

### **II.2.3) Place of performance**

NUTS codes

- UKH17 - Breckland and South Norfolk
- UKH16 - North and West Norfolk
- UKH15 - Norwich and East Norfolk

### **II.2.4) Description of the procurement**

Licensed asbestos contractors on the framework are required to undertake non-licensed, notifiable non licensed and licensed removals, to including carrying out encapsulation works and 'environmental cleans' in accordance with the Control of Asbestos Regulations 2012 and other all other current legislation. Contractors are required to collect and dispose of asbestos waste, outside project work, in accordance with the specific requirements of the Hazardous Waste Regulations in England and Wales. Licensed asbestos contractors are required to carry out the removal of asbestos materials in soils, this may be non-licensed, notifiable non-licensed or licensed work under CAR 2012, and the asbestos contractor is also required to follow the guidance CL: AIRE CAR – SOIL

### **II.2.5) Award criteria**

Price

### **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**

Locksmiths

Lot No

16

### **II.2.2) Additional CPV code(s)**

- 98395000 - Locksmith services

### **II.2.3) Place of performance**

NUTS codes

- UKH17 - Breckland and South Norfolk
- UKH16 - North and West Norfolk
- UKH15 - Norwich and East Norfolk

### **II.2.4) Description of the procurement**

Specialist contractors are required for maintenance, repair or replacement of lock systems from various manufacturers as well as gaining access to premises when lock systems fail, or keys are lost etc.

### **II.2.5) Award criteria**

Price

### **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**

Suspended Ceilings

Lot No

17

### **II.2.2) Additional CPV code(s)**

- 45421146 - Installation of suspended ceilings

### **II.2.3) Place of performance**

NUTS codes

- UKH17 - Breckland and South Norfolk
- UKH16 - North and West Norfolk
- UKH15 - Norwich and East Norfolk

### **II.2.4) Description of the procurement**

Work will include the repair of damaged ceiling grids and replacement of damaged ceiling tiles of varying types and sizes. Further competition works will cover whole ceiling replacement.

### **II.2.5) Award criteria**

Price

### **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**

Scaffolding

Lot No

18

### **II.2.2) Additional CPV code(s)**

- 45262100 - Scaffolding work

### **II.2.3) Place of performance**

NUTS codes

- UKH17 - Breckland and South Norfolk
- UKH16 - North and West Norfolk
- UKH15 - Norwich and East Norfolk

#### **II.2.4) Description of the procurement**

Work will include the provision of scaffolding of varying sizes and heights for access purposes.

#### **II.2.5) Award criteria**

Price

#### **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**

General Metalwork Engineering

Lot No

19

#### **II.2.2) Additional CPV code(s)**

- 45262670 - Metalworking

#### **II.2.3) Place of performance**

NUTS codes

- UKH17 - Breckland and South Norfolk
- UKH16 - North and West Norfolk

- UKH15 - Norwich and East Norfolk

#### **II.2.4) Description of the procurement**

Work will include the repair of metal gates, railings, and general architectural metal work fabrication.

#### **II.2.5) Award criteria**

Price

#### **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

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## **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: [2022/S 000-031602](#)

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## **Section V. Award of contract**

### **Contract No**

NCCT42461

### **Lot No**

1-19

### **Title**

Reactive and Planned Building Maintenance and Associated Works Framework Agreement

A contract/lot is awarded: Yes

### **V.2) Award of contract**

#### **V.2.1) Date of conclusion of the contract**

17 April 2023

#### **V.2.2) Information about tenders**

Number of tenders received: 58

Number of tenders received from SMEs: 58

Number of tenders received from tenderers from other EU Member States: 0

Number of tenders received from tenderers from non-EU Member States: 0

Number of tenders received by electronic means: 58

The contract has been awarded to a group of economic operators: Yes

#### **V.2.3) Name and address of the contractor**

See section VI.3

Various

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor is an SME

Yes

### **V.2.3) Name and address of the contractor**

See section VI.3

Various

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)**

Initial estimated total value of the contract/lot: £3,000,000

Total value of the contract/lot: £300,000

## Section VI. Complementary information

### VI.3) Additional information

Supplier and Lots  
 AC Environmental Services Ltd - Lot 13  
 Admiral building and construction - Lots 1,9,10,11,15,19  
 AMR Electrical Services Ltd - Lots 2,3,12,  
 Anderson and Thomas Roofing - Lot 5  
 Anglian Drainage Ltd - Lot 9  
 ARG Surveys Ltd - Lot 14  
 Armstrong York Asbestos Environmental Ltd - Lot 14  
 Base Building Solutions Ltd - Lots 1,4  
 Bell Decorating Group Ltd - Lots 1,4,7  
 Blockbuster Drain Service (Norfolk) - Lot 9  
 Bloom Construction Ltd - Lot 1  
 Broadland Group Limited Lot 14  
 Brooks and wood ltd - Lot 1  
 Building & Maintenance Norfolk Ltd - lots 1,2,3,4,5,6,7,8,18  
 C Smith and Son Plumbing and Heating - lot 2  
 Cromer Electrical Limited - Lot 3  
 Demma Services Ltd - Lot 12  
 DMD Environmental Ltd - lot 13  
 Drain Doctor Plumbing - lot 9  
 Draper & Nichols Ltd - Lot 1  
 East Coast Insulations Ltd - lot 13  
 Electrical & Mechanical Controls Ltd - Lot 12  
 Environmental & Site Safety Solutions Ltd - Lot 14  
 Environtec Limited Lot 14  
 Etec Contract Services Ltd - lot 1  
 Eton Analytical Limited (Trading as Eton Environmental Services) - Lot 14  
 F. W. Hendry (King's Lynn) Ltd - Lot 3  
 Fine Finishes Ltd - Lot 4  
 Finney of Gaywood Ltd - Lot 4  
 Foster Property Maintenance Limited - Lots 1,3,4,7  
 G & G Fencing Ltd - Lot 6  
 Gutter Free - lot 9  
 GW Gooch and Sons Ltd - Lots 1,4,6,8,15,16,17  
 JB Decorating Services (East Anglia) Limited - Lot 4  
 Lusher Contracts Ltd - Lot 1  
 Malcolm Whittaker Electrical Contractor - Lots 3,12  
 Metro Rod Ltd - Lot 9  
 Mitie Property Services (UK) Ltd - Lot 4  
 Munnings Construction Limited - Lots 1,10  
 Norse Commercial Services Ltd - Lots 2,3,14  
 Norwich Electrical Co Ltd - Lot 3  
 PJ Plumbing Heating & Maintenance Ltd - Lot 2  
 PKS (Construction) Ltd - Lots 1,4,6,7,8,9,10,17  
 Proctor Uk Ltd T/A Proctor Roofing - Lot 5  
 Reactive Integrated Services - Lot 13  
 Reeves Property Services Ltd - Lot 7  
 RG Carter Limited - Lot 1  
 Rhodar Industrial Services Ltd - Lot 13  
 Roger Crane - Lots 1,8,15,16  
 S V Harvey & Son Ltd - Lots 1,4  
 SOCOTEC UK Ltd - Lot 14  
 Steven Seals Builder Limited - Lots 1,2,3,4,6,8,10,16  
 Stimpson Heating Engineers Ltd - Lot 2  
 Sustain Property Care Services - Lots 1,4  
 T C Garrett roofing LTD - Lot 5  
 T Farrow Construction LTD - Lots 9,10,11  
 T.M.Browne Ltd - Lots 1,2,3,4,8,10,17  
 TGS Mechanical Limited - Lot 2  
 Vertex Asbestos Removal Ltd - Lot 13  
 Westone Housing Ltd - Lots 1,4,5,7,10,11

### VI.4) Procedures for review

#### VI.4.1) Review body

Nplaw

Norwich

Country

United Kingdom



