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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): ocds-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

Country

United Kingdom

NUTS code

UKH15 - Norwich and East Norfolk

Internet address(es)

Main address

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

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

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](#)

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

