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Tender

FRAMEWORK FOR RESPONSIVE REPAIRS TO DOMESTIC PROPERTIES

Cardiff Council

F02: Contract notice

Notice identifier: 2021/S 000-011929

Procurement identifier (OCID): ocds-h6vhtk-02b60b

Published 28 May 2021, 8:55am

Section I: Contracting authority

I.1) Name and addresses

Cardiff Council

County Hall, Atlantic Wharf

Cardiff

CF10 4UW

Email

corporate.procurement@cardiff.gov.uk

Country

United Kingdom

NUTS code

UKL22 - Cardiff and Vale of Glamorgan

Internet address(es)

Main address

www.cardiff.gov.uk

Buyer's address

https://www.sell2wales.gov.wales/search/Search_AuthProfile.aspx?ID=AA0422

I.2) Information about joint procurement

The contract is awarded by a central purchasing body

I.3) Communication

The procurement documents are available for unrestricted and full direct access, free of charge, at

<https://supplierlive.proactisp2p.com/>

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

<https://supplierlive.proactisp2p.com/>

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

FRAMEWORK FOR RESPONSIVE REPAIRS TO DOMESTIC PROPERTIES

Reference number

ERFX1007520

II.1.2) Main CPV code

- 45000000 - Construction work

II.1.3) Type of contract

Works

II.1.4) Short description

The domestic property portfolio of the Council comprises a mixture of social housing (approximately 13,723 properties in number) and other properties. Maintenance of these properties is undertaken by the Council via a mixture of in house provision and external contractors.

Approximately 90% of responsive repairs are undertaken by the in house workforce of the Council with only capacity and specialist works being issued to external contractors.

Dwellings will vary in age and condition and bidders are advised to make due allowance for this.

This tender process is in relation to responsive repairs and maintenance to domestic properties.

The Council has an in-house workforce delivering responsive repairs & maintenance to domestic properties, and this framework would be to support the in-house workforce by completing works that it does not have the capacity or specialist skills to deliver (e.g. asbestos works) to complete.

The Council is seeking to appoint 2 Contractors do deliver a similar volume and value of works. Each contractor would predominantly deliver works in an allocated district of the city, although cross district award will be permitted, for example where there are capacity or performance issues. The estimated annual value is GBP2m (approximately GBP1m per Contractor).

II.1.6) Information about lots

This contract is divided into lots: No

II.2) Description

II.2.2) Additional CPV code(s)

- 45000000 - Construction work
- 45210000 - Building construction work
- 45211000 - Construction work for multi-dwelling buildings and individual houses
- 45211300 - Houses construction work
- 45211100 - Construction work for houses
- 45262700 - Building alteration work
- 45400000 - Building completion work
- 45300000 - Building installation work

II.2.3) Place of performance

NUTS codes

- UKL22 - Cardiff and Vale of Glamorgan

II.2.4) Description of the procurement

This work will generally comprise of Work in occupied properties / communal areas/ garage sites/ traveler sites/ hostels.

Work is generally instigated at the request of the tenant / occupier

Predominantly this will be singular activity work (for example – Renew ceiling including painting on completion) but may involve associated works (for example – removal or replacement of a radiator for plastering a wall).

There are three main priorities of work:

- Emergency - Response within 2 hours and completion within 24 hours
- Urgent - Response and completion within 5 working days
- Routine - Response and completion within 25 working days

Listed below are examples of the work trades which will be in scope of responsive repairs / compliance works:

- Asbestos surveys / removal
- Drainage

- Electrical
- Gas
- Glazing
- Painting
- Roofing
- Scaffolding
- Screening
- Central Heating Upgrades
- Fire Safety
- Specialist Works
- Brickwork
- Plastering
- Carpentry
- Plumbing
- Flooring
- Communal Boiler Repairs

Compliance Works:

- Legionella
- Dry Risers
- Water Boosters
- Sprinklers
- Fire Extinguishers

- Emergency Lighting
- PAT Testing
- Communal Boiler Servicing
- Roller Shutters
- Solar / PV Systems
- Solid Fuel

Cardiff Council operates an Out of Hours (OOH) service, and appointed Contractors would be expected to provide and OOH to supplement this provision. For some specialist trades this OOH service provision will need to be 24/7/365.

It should be noted that the following types of work could fall into the responsive repairs category:

Fire Damage:

- Work in occupied properties
- Small value / single activity work (for example – smoke damage to one room) but may involve associated work (for example – removal or replacement of a radiator for plastering a wall).

Structural Works:

- Work in occupied properties
- Minor structural work (for example – renewal of lintel / replacement of brickwork)

Caretaker's Properties:

- Work in occupied properties
- Predominantly this will be singular activity work (for example – Renew ceiling including painting on completion) but may involve associated works (for example removal or replacement of a radiator or plastering a wall).
- This work could also comprise of annual gas service or periodic electrical testing on request.

II.2.5) Award criteria

Price is not the only award criterion and all criteria are stated only in the procurement documents

II.2.7) Duration of the contract, framework agreement or dynamic purchasing system

Duration in months

24

This contract is subject to renewal

Yes

Description of renewals

Option to extend for a further two(2) years.

II.2.9) Information about the limits on the number of candidates to be invited

Maximum number: 10

II.2.10) Information about variants

Variants will be accepted: No

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 III. Legal, economic, financial and technical information

III.1) Conditions for participation

III.1.2) Economic and financial standing

Selection criteria as stated in the procurement documents

III.1.3) Technical and professional ability

Selection criteria as stated in the procurement documents

Section IV. Procedure

IV.1) Description

IV.1.1) Type of procedure

Restricted procedure

IV.1.3) Information about a framework agreement or a dynamic purchasing system

The procurement involves the establishment of a framework agreement

Framework agreement with several operators

Envisaged maximum number of participants to the framework agreement: 2

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.2.2) Time limit for receipt of tenders or requests to participate

Date

25 June 2021

Local time

12:00pm

IV.2.3) Estimated date of dispatch of invitations to tender or to participate to selected candidates

2 August 2021

IV.2.4) Languages in which tenders or requests to participate may be submitted

English, Welsh

Section VI. Complementary information

VI.1) Information about recurrence

This is a recurrent procurement: Yes

Estimated timing for further notices to be published: Future tenders will be issued prior to the expiry of this Framework.

VI.2) Information about electronic workflows

Electronic ordering will be used

Electronic invoicing will be accepted

Electronic payment will be used

VI.3) Additional information

The Council reserves the right to appoint a replacement contractor in the event of the Contractor initially being appointed withdrawing from the Framework Agreement, or in the event that the Council terminates the agreement with the Contractor initially appointed. To be clear if a supplier is lost, the next highest scoring bidder will be approached with a view to them being appointed as a replacement Contractor.

Please 'register an interest' via <https://supplierlive.proactisp2p.com/> to access the tender documentation.

The Contractor shall ensure that all contracts with Subcontractors and Suppliers which the Contractor intends to procure following the Award date, and which the Contractor has not, before the date of this Contract, already planned to award to a particular Subcontractor or Supplier, are advertised through the Sell2Wales portal (www.sell2wales.gov.wales) and awarded following a fair, open, transparent and competitive process proportionate to the nature and value of the contract.

Under the terms of this contract the successful supplier(s) will be required to deliver Community Benefits in support of the authority's economic and social objectives. Accordingly, contract performance conditions may relate in particular to social and environmental considerations. The Community Benefits included in this contract are:

Will be included within the ITT.

(WA Ref:110641)

The buyer considers that this contract is suitable for consortia.

VI.4) Procedures for review

VI.4.1) Review body

High Court

Royal Courts of Justice, The Strand

London

WC2A 2LL

Telephone

+44 2079477501

Country

United Kingdom