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Tender

Oak Tree Housing Association Ltd Reactive Maintenance Contract 2021-2024

Oak Tree Housing Association Ltd

F02: Contract notice

Notice identifier: 2021/S 000-011943

Procurement identifier (OCID): ocids-h6vhtk-02b619

Published 28 May 2021, 9:54am

Section I: Contracting authority

I.1) Name and addresses

Oak Tree Housing Association Ltd

41 High Street

Greenock

PA15 1NR

Email

info@oaktreeha.org.uk

Telephone

+44 1475807000

Country

United Kingdom

NUTS code

UKM83 - Inverclyde, East Renfrewshire and Renfrewshire

Internet address(es)

Main address

<https://oaktreeha.org.uk/>

I.3) Communication

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

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

Additional information can be obtained from another address:

Brown + Wallace

22 James Morrison Street

Glasgow

G1 5PE

Email

info@brownandwallace.co.uk

Telephone

+44 1415528881

Country

United Kingdom

NUTS code

UKM82 - Glasgow City

Internet address(es)

Main address

<https://www.brownandwallace.co.uk/>

Tenders or requests to participate must be submitted electronically via

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

I.4) Type of the contracting authority

Body governed by public law

I.5) Main activity

Housing and community amenities

Section II: Object

II.1) Scope of the procurement

II.1.1) Title

Oak Tree Housing Association Ltd Reactive Maintenance Contract 2021-2024

II.1.2) Main CPV code

- 50000000 - Repair and maintenance services

II.1.3) Type of contract

Services

II.1.4) Short description

Multi-trade reactive maintenance contract.

II.1.5) Estimated total value

Value excluding VAT: £3,195,000

II.1.6) Information about lots

This contract is divided into lots: No

II.2) Description

II.2.2) Additional CPV code(s)

- 45441000 - Glazing work
- 50711000 - Repair and maintenance services of electrical building installations
- 45421000 - Joinery work
- 39715000 - Water heaters and heating for buildings; plumbing equipment
- 45330000 - Plumbing and sanitary works
- 45332000 - Plumbing and drain-laying work
- 45261900 - Roof repair and maintenance work
- 45410000 - Plastering work

II.2.3) Place of performance

NUTS codes

- UKM83 - Inverclyde, East Renfrewshire and Renfrewshire

Main site or place of performance

Inverclyde

II.2.4) Description of the procurement

The contract is for a Reactive Repairs service to properties owned / managed by Oak Tree Housing Association Ltd (OTHA). The service is to be provided on a full 365 days per year and 24/7 emergency repair cover and out of hours reactive repairs to properties and common areas at various sites within OTHA's geographic area.

The Contract will initially run for a period of 3 years with the option for renewal, at the sole discretion of OTHA, for an extension of two further periods of one year each, subject to satisfactory reviews based upon performance and quality of service and delivery. The maximum duration of the contract is therefore 5 years.

OTHA currently owns and manages approximately 1800 domestic properties in various locations in Inverclyde. These numbers will increase in line with OTHA's development programme during the life of the contract.

The services required by this contract, can include but are not restricted to the general reactive maintenance to all of OTHA's properties. Repairs are both internal and communal. It is intended that all general building trades reactive repair work will be placed

with the successful contractor during the period of the contract. Void re-let works, planned maintenance works and DDA adaptations are excluded from the scope of the service provision. In addition the following works are not included in the scope of the contract and will be carried out by specialist contractors:

Lifts

Fire detection and prevention systems

Door entry systems

Gas heating maintenance and repair

The successful contractor will be expected to work with and support these specialist contractors when necessary.

The successful contractor will be required to ensure that their organisational structure, labour and plant resources enable them to perform the contract, including meeting the minimum target response times for all repairs.

II.2.5) Award criteria

Quality criterion - Name: Quality / Weighting: 40

Price - Weighting: 60

II.2.6) Estimated value

Value excluding VAT: £3,195,000

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

Duration in months

36

This contract is subject to renewal

Yes

Description of renewals

The buyer may, entirely at their discretion, extend the contract by two further periods of one year.

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

Envisaged number of candidates: 5

Objective criteria for choosing the limited number of candidates:

It is anticipated that the 5 highest scoring bidders will be invited to tender, where 5 bidders can be identified as having met the minimum criteria for consideration. If there is a tie between several bidders for fifth placed ranking, those tied fifth ranking bidders will also be shortlisted and invited to tender.

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

II.2.14) Additional information

TUPE may apply to the contract and this information will be provided at ITT stage.

Section III. Legal, economic, financial and technical information

III.1) Conditions for participation

III.1.1) Suitability to pursue the professional activity, including requirements relating to enrolment on professional or trade registers

List and brief description of conditions

Selection criteria as stated in the procurement documents.

III.1.2) Economic and financial standing

List and brief description of selection criteria

The buyer reserves the right to carry out a financial check on those bidders that are selected to submit an ITT for this opportunity. Bidders may be asked to provide annual accounts for the previous three financial years in support of this requirement.

III.1.3) Technical and professional ability

Selection criteria as stated in the procurement documents

III.2) Conditions related to the contract

III.2.2) Contract performance conditions

Refer to the procurement documents for all relevant information on contract performance conditions.

Section IV. Procedure

IV.1) Description

IV.1.1) Type of procedure

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

Date

28 June 2021

Local time

12:00pm

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

12 July 2021

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

English

IV.2.6) Minimum time frame during which the tenderer must maintain the tender

Tender must be valid until: 8 November 2021

Section VI. Complementary information

VI.1) Information about recurrence

This is a recurrent procurement: No

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

NOTE: To register your interest in this notice and obtain any additional information please visit the Public Contracts Scotland Web Site at

https://www.publiccontractsscotland.gov.uk/Search/Search_Switch.aspx?ID=655520.

The buyer has indicated that it will accept electronic responses to this notice via the Postbox facility. A user guide is available at

https://www.publiccontractsscotland.gov.uk/sitehelp/help_guides.aspx.

Suppliers are advised to allow adequate time for uploading documents and to dispatch the electronic response well in advance of the closing time to avoid any last minute problems.

Community benefits are included in this requirement. For more information see:

<http://www.publiccontractsscotland.gov.uk/info/InfoCentre.aspx?ID=2361>

A summary of the expected community benefits has been provided as follows:

Under the terms of this contract the successful supplier will be required to deliver Community Benefits in support of the organisation's economic and social objectives. A summary of the expected community benefits has been provided as follows:

Local employment/apprenticeship

Participating in career events in local schools

Participating in community improvements

(SC Ref:655520)

Download the ESPD document here:

https://www.publiccontractsscotland.gov.uk/ESPD/ESPD_Download.aspx?id=655520

VI.4) Procedures for review

VI.4.1) Review body

Greenock Sheriff Court and Justice of the Peace Court

Sheriff Court House, 1 Nelson Street

Greenock

PA15 1TR

Country

United Kingdom