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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](mailto: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](mailto: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

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## **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.

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## **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.

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## **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



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## **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](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](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](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