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Tender

Repair, refurbishment and modernisation works at properties owned or managed by Grand Union Housing Group at various locations.

GRAND UNION HOUSING GROUP LIMITED

F02: Contract notice

Notice identifier: 2022/S 000-019275

Procurement identifier (OCID): ocds-h6vhtk-0351f3

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Section I: Contracting authority

I.1) Name and addresses

GRAND UNION HOUSING GROUP LIMITED

K2, Timbold Drive

Milton Keynes

MK76BZ

Contact

Ken Murray

Email

ken.murray@guhq.co.uk

Telephone

+44 3330152302

Country

United Kingdom

NUTS code

UKJ12 - Milton Keynes

Internet address(es)

Main address

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

I.3) Communication

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

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

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

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

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

Repair, refurbishment and modernisation works at properties owned or managed by Grand Union Housing Group at various locations.

Reference number

KM01.210101

II.1.2) Main CPV code

- 45453100 - Refurbishment work

II.1.3) Type of contract

Works

II.1.4) Short description

The works entail carrying out modernisation, refurbishment, and repair works to properties owned or managed by Grand Union Housing Group (GUHG) to assist in delivering GUHG's planned works programmes, responsive maintenance, and works to void properties.

The works to be carried out under the Contract generally fall into six categories (workstreams) as follows:

1. Kitchen refurbishment and modernisation works.
2. Bathroom refurbishment works.
3. Electrical works.
4. Internal accessibility works.
5. Responsive maintenance.
6. Works to void properties.

The Contract Duration is ten years.

Further information regarding the procurement opportunity is provided in the Tender Documents which are available to view (in draft format) via a Supplier Portal to GUHG's Electronic Procurement System which is located at: <https://intendhost.co.uk/grandunionhousing>.

II.1.6) Information about lots

This contract is divided into lots: No

II.2) Description

II.2.2) Additional CPV code(s)

- 45211310 - Bathrooms construction work
- 45311000 - Electrical wiring and fitting work
- 45421151 - Installation of fitted kitchens
- 45453000 - Overhaul and refurbishment work
- 50700000 - Repair and maintenance services of building installations

II.2.3) Place of performance

NUTS codes

- UKF24 - West Northamptonshire
- UKF25 - North Northamptonshire
- UKH2 - Bedfordshire and Hertfordshire
- UKJ12 - Milton Keynes
- UKJ13 - Buckinghamshire CC

Main site or place of performance

Grand Union Housing Group's properties are predominantly located throughout Bedfordshire, Buckinghamshire, Northamptonshire and Hertfordshire. Notwithstanding the above, there are a small number of supported / independent properties located out of these areas.

II.2.4) Description of the procurement

Grand Union Housing Group (GUHG) is looking to appoint a Contractor to assist in carrying out various planned and reactive works at the properties it manages (currently GUHG manages over 12,000 properties predominantly in Bedfordshire, Buckinghamshire, Northamptonshire and Hertfordshire).

The works generally fall into six categories (workstreams) as follows:

1. Kitchen refurbishment and modernisation works. The works entail undertaking planned refurbishment and modernisation works to kitchens predominately on GUHG's planned 'kitchen refurbishment and modernisation' programme of works so as to improve / enhance the accommodation. The extent of the works can range from anything from a general overhaul with partial renewals and / or minor modifications, right up to a full kitchen redesign and replacement. It is envisaged that initially between circa £1,000,000 to £1,600,000 (excluding VAT) will be spent per annum under this contract on undertaking kitchen refurbishment and modernisation works
2. Bathroom refurbishment works. The works entail undertaking planned refurbishment works to bathrooms predominately on GUHG's planned 'bathroom refurbishment' programme of works so as to improve / enhance the accommodation. The extent of the refurbishment can range from anything from a general overhaul with partial renewals and / or minor modifications, right up to a full bathroom replacement or level access wet room installation, either of which may require redesign of the bathroom. It is envisaged that initially between circa £200,000 to £450,000 (excluding VAT) will be spent per annum under this contract on undertaking bathroom refurbishment works.
3. Electrical works. The works entail: undertaking electrical rewires and upgrades to properties predominately on the Employer's planned 'electrical rewires and upgrades' programme of works; and carrying out other electrical safety inspections and associated repair works. It is envisaged that initially between £75,000 to £100,000 (excluding VAT) will be spent per annum under this contract on undertaking planned electrical works, and £30,000 to £70,000 (excluding VAT) will be spent per annum on undertaking electrical safety inspections and associated repair works.
4. Internal accessibility works. The works entail undertaking internal adaptation and reconfiguration works within properties so as to support customer accessibility needs and facilitate greater customer independence within the accommodation. The extent of the work can range from minor works such as installing support rails and the like, to major works such as complete bathroom and / or kitchen overhauls, installation of lifts, etc. It is envisaged that initially between circa £400,000 and £600,000 (excluding VAT) will be spent per annum under this contract on undertaking internal accessibility works.
5. Responsive maintenance. The works entail undertaking reactive maintenance work in

order to assist GUHG's Internal Repairs Team (IRT) in maintaining the properties in a good state of repair and good working order. It is intended that GUHG's IRT will carry out the larger proportion of the responsive maintenance work required and the Contractor will assist GUHG's IRT in meeting its objectives. It is envisaged that initially between circa £250,000 to £350,000 (excluding VAT) will be spent per annum under this contract on undertaking responsive maintenance work.

6. Works to void properties. The works entail undertaking refurbishment, modernisation, and general repair works at void properties to bring them up to GUHG's Void Property Standard and / or to enhance the accommodation. Initially, it is intended that the Contractor will undertake works to the majority of properties that become void where major works are required. In addition, works to properties requiring minor works may be required from time to time. It is envisaged that initially between circa £600,000 to £1,500,000 (excluding VAT) will be spent per annum under this contract on undertaking refurbishment, modernisation, and general repair works at void properties.

In addition to the above, the Contractor shall undertake surveys, prepare reports and recommendations, and prepare design proposals (as and when required) in order to facilitate the works where necessary.

The above list may not be exhaustive and GUHG does not guarantee the spend or the volume of works to be authorised under the contract.

The extent of the works are further defined in the Tender Documents (refer to short description above).

GUHG is looking for a Contractor which will work collaboratively in an accommodating and well-intentioned manner when delivering the works, whilst at the same time embracing GUHG's values and assisting GUHG to further achieve its aims and aspirations.

Interested Organisations should use GUHG's Electronic Procurement System whilst participating in this Tender opportunity. Organisations can access GUHG's Electronic Procurement System via a Supplier Portal located at: <https://in-tendhost.co.uk/grandunionhousing>. If not already registered, Organisations will need to register in order to access GUHG's Electronic Procurement System which can be done easily and for free at the above website address.

Once registered, interested Organisations can download GUHG's Prequalification Questionnaire which must be completed and returned in accordance with the requirements defined therein.

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

120

This contract is subject to renewal

Yes

Description of renewals

To be renewed upon the contract completion date. The contract is for 120 months.

II.2.10) Information about variants

Variants will be accepted: No

II.2.11) Information about options

Options: Yes

Description of options

Option 1. The Employer retains the right to increase or reduce the volume of works to any of the Workstreams described in the Specification in order to cater for requirement changes (e.g. GUHG's strategies in dealing with the works, numbers of properties requiring the works, etc.).

Option 2. The Employer retains the right to increase or reduce the volume of works to any of the Workstreams (but more specifically to Workstream 5 (Responsive Maintenance) and to Workstream 6 (Works to Void properties)) in order to assist GUHG's Internal Repairs Team (IRT) during peaks and troughs in their workload and to accommodate any changes in organisation structure and capacity over the duration of the Contract.

Option 3. The Employer retains the right to add further planned works and / or one-off projects additional to Workstreams 1, 2, 3 and 4 described in the Specification in order to assist GUHG's Property Services Team in the delivery of its Planned Works Programmes. This may require the creation of further Workstreams.

Option 4. The Employer retains the right to add works to assist in bringing GUHG

'Independent Living Properties' purchased on the open market up to GUHG property standards.

Option 5. The Employer retains the right to add works to assist in bringing GUHG properties up to EPC band C standard prior to 2030.

Option 6. The Employer retains the right to allow Tenants to pay to upgrade certain items or to supply their own. Refer to Specification Section 1 'Invitation to Tender and information relating to the Tender', Part 2 'Brief description and overview of the Contract', Item 'Employer's aims and aspirations' for further information.

Option 7. The Employer retains the right to implement feasible / innovative ways in which to maximise purchasing power. Refer to Specification Section 1 'Invitation to Tender and information relating to the Tender', Part 2 'Brief description and overview of the Contract', Item 'Employer's aims and aspirations' for further information.

Option 8. The Employer retains the right to reduce some of the priority times allowed for Planned Works and maybe review some of the others where works can be carried out more efficiently / effectively. Refer to Specification Section 1 'Invitation to Tender and information relating to the Tender', Part 2 'Brief description and overview of the Contract', Item 'Employer's aims and aspirations' for further information.

Option 9. The Employer retains the right to incorporate information included in the Contractor's Method Statement response into the Contract Specification.

Option 10. The Employer retains the right to negotiate and utilised alternative bespoke Schedule of Rates Items for Workstreams 1, 2, 3 and 4 (as required) which shall be based upon but substitute originally tendered rates with the intention of simplifying and reducing post contract administration. In some instances, this may require utilising supply costs established from supply chain agreements and agreeing fix only prices for the install.

Option 11. The Employer retains the right to negotiate a fixed Price Per Property for works undertaken in Workstream 6 (Works to Void properties) following the completion of the first year's work, which shall be based upon and substitute the original tendered rates with the intention of simplifying and reducing post contract administration. The Price Per Property is likely to be the price to bring each property up to the Employer's Void Property Standard excluding any capitalised works such as Kitchen and Bathroom Refurbishments, etc.

Option 12. The Employer retains the right to remove any Workstreams where negotiations referred to in Option 10 and 11 above cannot be agreed.

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

In accordance with the provisions defined in the PQQ and Tender Documents.

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.1.8) 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

26 August 2022

Local time

12:00pm

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

19 September 2022

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

English

Section VI. Complementary information

VI.1) Information about recurrence

This is a recurrent procurement: Yes

VI.4) Procedures for review

VI.4.1) Review body

Royal Courts of Justice

Strand

London

WC2A 2LL

Country

United Kingdom