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Tender

## **Garage Management**

Dartford Borough Council

F02: Contract notice

Notice identifier: 2021/S 000-021665

Procurement identifier (OCID): ocds-h6vhtk-02dc10

Published 1 September 2021, 4:06pm

### **Section I: Contracting authority**

#### **I.1) Name and addresses**

Dartford Borough Council

Home Gardens, Civic Centre

Dartford

DA1 1DR

#### **Contact**

Dartford Borough Council Procurement Team

#### **Email**

[procurement@dartford.gov.uk](mailto:procurement@dartford.gov.uk)

#### **Telephone**

+44 1322343434

#### **Country**

United Kingdom

**NUTS code**

UKJ4 - Kent

**Internet address(es)**

Main address

[www.dartford.gov.uk](http://www.dartford.gov.uk)

**I.3) Communication**

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

<https://procontract.due-north.com/>

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

<https://procontract.due-north.com/>

**I.4) Type of the contracting authority**

Regional or local authority

**I.5) Main activity**

General public services

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## **Section II: Object**

### **II.1) Scope of the procurement**

#### **II.1.1) Title**

Garage Management

Reference number

DN567065

#### **II.1.2) Main CPV code**

- 70330000 - Property management services of real estate on a fee or contract basis

#### **II.1.3) Type of contract**

Services

#### **II.1.4) Short description**

Dartford Borough Council is seeking a suitable contractor for the management of garages within the Borough of Dartford. Full details can be found in the Specification and associated appendices. Full details of the project can be obtained by registering a formal expression of interest for this opportunity on the Kent Business Portal:

[www.kentbusinessportal.org.uk](http://www.kentbusinessportal.org.uk)

#### **II.1.5) Estimated total value**

Value excluding VAT: £7,500,000

#### **II.1.6) Information about lots**

This contract is divided into lots: No

### **II.2) Description**

#### **II.2.3) Place of performance**

NUTS codes

- UK - United Kingdom

#### **II.2.4) Description of the procurement**

Dartford Borough Council is seeking suitably qualified and experienced property management partners to provide a range of services to manage non-residential assets (the Services). These assets are generally garage sites but the tender will not be restricted to garages as from time to time other non-residential assets may be added to the contract by agreement. All of Dartford Borough Council's assets are located within the council boundaries. However, as a framework tender, works beyond the council boundary may be added later with other similar public bodies.

Professional property management services are sought to take responsibility for the active management of non-residential assets (garages). These services will involve direct tenant interface, void management, rent setting, rent collection, dispute management and optimisation of cash income for the asset group. Furthermore Dartford Borough Council seek partners who can provide a comprehensive service to facilitate repairs and maintenance to the non-residential assets including taking repairs calls, diagnosing and ordering repairs via the client or third party contractor through an electronic works ordering system. In addition, a capital works improvements programme will be delivered using the priced schedules; the value of such works may extend up to £500,000 pa over a number of years to support the target to increase performance of the garages.

The above services will be provided for the benefit of Dartford Borough Council and all future joining framework clients.

An additional range of services are considered for Dartford Borough Council and future joining clients who may wish to buy additional services such as condition surveys, property evaluation reports and the like.

Dartford Borough Council will seek to appoint one service provider for the framework who will sign up to the Framework Agreement that is accessible by Dartford Borough Council and other contracting authorities (as detailed below). For each call off they will be appointed under a professional services appointment.

Dartford Borough Council will be the awarding body and is letting this Framework Agreement for itself and on behalf of other Registered Providers operating within England and Wales plus other contracting authorities to extend the scale of the services under the Framework Agreement. Although no guarantee can be given as to the volume of assets managed through these terms, Dartford Borough Council has a track record of seeking extended value through its procurement and has developed other successful frameworks linking up with many clients with a common objective to buy services.

#### **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

48

This contract is subject to renewal

No

### **II.2.10) Information about variants**

Variants will be accepted: No

### **II.2.11) Information about options**

Options: No

### **II.2.14) Additional information**

Dartford Borough Council is seeking suitably qualified and experienced property management partners to provide a range of services to manage non-residential assets (the Services). These assets are generally garage sites but the tender will not be restricted to garages as from time to time other non-residential assets may be added to the contract by agreement. All of Dartford Borough Council's assets are located within the council boundaries. However, as a framework tender, works beyond the council boundary may be added later with other similar public bodies.

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## **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

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## **Section IV. Procedure**

### **IV.1) Description**

#### **IV.1.1) Type of procedure**

Open 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

#### **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

30 September 2021

Local time

12:00pm

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

English

#### **IV.2.7) Conditions for opening of tenders**

Date

30 September 2021

Local time

12:01pm

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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.4) Procedures for review**

#### **VI.4.1) Review body**

Dartford Borough Council

Civic Centre, Home Gardens

Dartford

DA1 1DR

Country

United Kingdom