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Tender

## **Non Domestic Building Maintenance Frameworks**

Cardiff Council

F02: Contract notice

Notice identifier: 2022/S 000-021831

Procurement identifier (OCID): ocds-h6vhtk-035a1c

Published 9 August 2022, 11:23am

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

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

Cardiff Council

County Hall, Atlantic Wharf

Cardiff

CF10 4UW

#### **Contact**

Lloyd Davies

#### **Email**

[Lloyd.davies2@cardiff.gov.uk](mailto:Lloyd.davies2@cardiff.gov.uk)

#### **Telephone**

+44 920773701

#### **Country**

United Kingdom

**NUTS code**

UKL22 - Cardiff and Vale of Glamorgan

**Internet address(es)**

Main address

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

Buyer's address

[https://www.sell2wales.gov.wales/search/Search\\_AuthProfile.aspx?ID=AA0422](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/Account/Login>

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

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

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

Regional or local authority

**I.5) Main activity**

Environment

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## **Section II: Object**

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

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

Non Domestic Building Maintenance Frameworks

Reference number

ERFX1007912

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

- 45000000 - Construction work

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

Works

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

Cardiff Council wishes to establish a new framework agreement for the provision of building maintenance works and services to its non-domestic property portfolio which encompasses over 400 Council buildings including schools, civic offices and listed buildings including Cardiff Castle and City Hall.

It is proposed that the new framework contracts will comprise:

- Statutory obligations and remedial works;
- 24/7 Emergency, responsive and minor planned maintenance works up to (North Cardiff);
- 24/7 Emergency, responsive and minor planned maintenance works (South Cardiff);
- Planned maintenance works of value
- Roofing maintenance works

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

Value excluding VAT: £30,000,000

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

This contract is divided into lots: Yes

Tenders may be submitted for all lots

## **II.2) Description**

### **II.2.1) Title**

Statutory Obligations and Remedial Works

Lot No

1

### **II.2.2) Additional CPV code(s)**

- 45210000 - Building construction work
- 45310000 - Electrical installation work
- 50750000 - Lift-maintenance services
- 42160000 - Boiler installations

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

NUTS codes

- UKL22 - Cardiff and Vale of Glamorgan

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

The Authority wishes to establish a framework agreement for the provision of building maintenance works and services to its' non-domestic property portfolio which encompasses over 400 Council buildings including schools, civic offices and listed building including Cardiff Castle and City Hall.

This Specification refers to the Statutory Obligations Testing and Cyclical Maintenance Works, along with any urgent and low cost remedial works identified during the testing and cyclical maintenance. All works are to be completed in accordance with the SFG20 standard, as well as other parts of this Specification and overall Framework requirements.

The Contractor will be expected to undertake Statutory Obligations Testing and Cyclical Maintenance of the Council's non-domestic buildings, including schools, at approximately 400 sites as identified in the Cyclical Maintenance Demand Model

### **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**

Start date

3 April 2023

End date

31 March 2027

This contract is subject to renewal

No

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

Maximum number: 5

Objective criteria for choosing the limited number of candidates:

Highest Ranking

### **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) Description**

### **II.2.1) Title**

Roofing Works

Lot No

5

### **II.2.2) Additional CPV code(s)**

- 45261900 - Roof repair and maintenance work

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

NUTS codes

- UKL22 - Cardiff and Vale of Glamorgan

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

Cardiff Council wishes to establish a framework agreement for the provision of building maintenance works and services to its non-domestic property portfolio which encompasses over 400 Council buildings including schools, civic offices and listed buildings including Cardiff Castle and City Hall.

If the works are identified as a responsive repair following an emergency, then the Contractor should attend the site within 5 working days with a target completion time of 10 working days or by agreement with County Estates. In respect of planned works the contractor shall complete the works according to the project plan agreed with County Estates.

### **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**

Start date

3 April 2023

End date

31 March 2027

This contract is subject to renewal

No

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

Maximum number: 5

### **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) Description**

### **II.2.1) Title**

Planned Maintenance Works

Lot No

4

### **II.2.2) Additional CPV code(s)**

- 45213100 - Construction work for commercial buildings
- 45210000 - Building construction work

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

NUTS codes

- UKL22 - Cardiff and Vale of Glamorgan

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

Cardiff Council wishes to establish a framework agreement for the provision of building

maintenance works and services to its non-domestic property portfolio which encompasses over 400 Council buildings including schools, civic offices and listed buildings including Cardiff Castle and City Hall.

This Specification refers to Lot A4 – the undertaking of planned works on the Council's non-domestic buildings, including schools, at approximately 400 sites.

It is the Council's intention to appoint up to 4 contractors who thereafter undergo a mini-competition each time work is required.

#### **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**

Start date

3 April 2023

End date

31 March 2027

This contract is subject to renewal

No

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

Maximum number: 8

#### **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) Description**

### **II.2.1) Title**

Emergency, Responsive and minor Planned Works South Cardiff

Lot No

3

### **II.2.2) Additional CPV code(s)**

- 45210000 - Building construction work

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

NUTS codes

- UKL22 - Cardiff and Vale of Glamorgan

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

Cardiff Council wishes to establish a framework agreement for the provision of building maintenance works and services to its non-domestic property portfolio which encompasses over 400 Council buildings including schools, civic offices and listed buildings including Cardiff Castle and City Hall.

It is the Council's intention to separate the work into two geographical areas: Lot A2 – North Cardiff and Lot A3 South Cardiff. It should be noted that in respect of these two Lots, it is the Council's intention to award to two separate Contractors. Therefore, a Contractor cannot be awarded both Lots. Although a Contractor will be allowed to bid for both Lots, bidders will be required to identify their preference during the Invitation to Tender stage.

If the works are identified as an emergency, the contractor will be contacted immediately and must attend the site within 2 hours to make safe with a target completion time of 24 hours dependent on nature of repair. In respect of a responsive call out, the contractor should attend the site within 5 working days with a target completion time of 10 working days. In respect of planned minor works the contractor should attend site within 5 working days of the agreed start date with a target completion time to be agreed with Building 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**

Start date

3 April 2023

End date

31 March 2027

This contract is subject to renewal

No

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

Maximum number: 5

## **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) Description**

### **II.2.1) Title**

Emergency, Responsive and minor Planned Works North Cardiff

Lot No

2

### **II.2.2) Additional CPV code(s)**

- 45210000 - Building construction work

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

NUTS codes

- UKL22 - Cardiff and Vale of Glamorgan

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

Cardiff Council wishes to establish a framework agreement for the provision of building maintenance works and services to its non-domestic property portfolio which encompasses over 400 Council buildings including schools, civic offices and listed buildings including Cardiff Castle and City Hall.

This Specification refers to Lot's A2 and A3 – 24/7 Emergency/Responsive/Minor Maintenance Work of value less than (North and South Cardiff.) The scope of Lots A2 and A3 includes Emergency Response, Responsive, and Minor Planned Works. The contractor will be required to provide an emergency response service 24 hours per day, 365 days per annum.

#### **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**

Start date

3 April 2023

End date

31 March 2027

This contract is subject to renewal

No

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

Maximum number: 5

#### **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

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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**

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

#### **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

8 September 2022

Local time

12:00pm

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

3 October 2022

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

English, Welsh

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## **Section VI. Complementary information**

### **VI.1) Information about recurrence**

This is a recurrent procurement: No

### **VI.3) Additional information**

NOTE: To register your interest in this notice and obtain any additional information please visit the Sell2Wales Web Site at

[https://www.sell2wales.gov.wales/Search/Search\\_Switch.aspx?ID=123754](https://www.sell2wales.gov.wales/Search/Search_Switch.aspx?ID=123754).

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](http://www.sell2wales.gov.wales)) and awarded following a fair, open, transparent and competitive process proportionate to the nature and value of the contract.

The Contracting Authority does not intend to include any community benefit requirements in this contract for the following reason:

All Social Value information can be found within tender documentation

(WA Ref:123754)

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