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Tender

Procurement of a Contractor for Housing Repairs and Maintenance Works and Services Contract

Milton Keynes City Council

F02: Contract notice

Notice identifier: 2024/S 000-024203

Procurement identifier (OCID): ocds-h6vhtk-0486ee

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Section I: Contracting authority

I.1) Name and addresses

Milton Keynes City Council

Civic Office, 1 Saxon Gate East

Milton Keynes

MK9 3EJ

Email

corporateprocurement@milton-keynes.gov.uk

Telephone

+44 1908691691

Country

United Kingdom

NUTS code

UKJ12 - Milton Keynes

Internet address(es)

Main address

<https://in-tendhost.co.uk/milton-keynes.aspx/Home>

Buyer's address

<https://www.milton-keynes.gov.uk>

I.3) Communication

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

<https://in-tendhost.co.uk/milton-keynes.aspx/Home>

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/milton-keynes.aspx/Home>

Tenders or requests to participate must be submitted to the above-mentioned address

I.4) Type of the contracting authority

Regional or local authority

I.5) Main activity

General public services

Section II: Object

II.1) Scope of the procurement

II.1.1) Title

Procurement of a Contractor for Housing Repairs and Maintenance Works and Services Contract

Reference number

2023-185

II.1.2) Main CPV code

- 45300000 - Building installation work

II.1.3) Type of contract

Works

II.1.4) Short description

Milton Keynes City Council (the 'Authority') invites expression of interest from suitably qualified and experienced organisations in relation to its contract for housing repairs and maintenance works and services (the Contract). The Contract is to deliver a programme of both planned and reactive repairs and maintenance works across its housing stock which is made up of various residential blocks of flats, houses, maisonettes, bungalows, garages and travellers sites. The Authority is seeking a contractor to deliver the works and services in a manner that will maximise the use of the latest technology, processes and management techniques to deliver high quality services that are customer focused, right first time and provide excellent value for money for the Authority whilst supporting and enhancing the Authority's values and aims.

II.1.5) Estimated total value

Value excluding VAT: £475,000,000

II.1.6) Information about lots

This contract is divided into lots: No

II.2) Description

II.2.2) Additional CPV code(s)

- 45300000 - Building installation work
- 50800000 - Miscellaneous repair and maintenance services
- 50750000 - Lift-maintenance services
- 44221000 - Windows, doors and related items
- 45421111 - Installation of door frames
- 50700000 - Repair and maintenance services of building installations
- 44115600 - Stairlifts
- 50712000 - Repair and maintenance services of mechanical building installations
- 50413200 - Repair and maintenance services of firefighting equipment
- 45421110 - Installation of door and window frames
- 44221100 - Windows
- 90922000 - Pest-control services
- 44112200 - Floor coverings
- 45421140 - Installation of metal joinery except doors and windows
- 39141400 - Fitted kitchens
- 39715210 - Central-heating equipment
- 50000000 - Repair and maintenance services
- 45421130 - Installation of doors and windows
- 45311100 - Electrical wiring work
- 45421151 - Installation of fitted kitchens

- 44480000 - Miscellaneous fire-protection equipment
- 45421132 - Installation of windows
- 45421131 - Installation of doors
- 45421120 - Installation of thresholds
- 90650000 - Asbestos removal services
- 45342000 - Erection of fencing
- 50711000 - Repair and maintenance services of electrical building installations
- 50720000 - Repair and maintenance services of central heating
- 45211310 - Bathrooms construction work
- 45421112 - Installation of window frames
- 71315300 - Building surveying services
- 45430000 - Floor and wall covering work
- 50710000 - Repair and maintenance services of electrical and mechanical building installations
- 45421100 - Installation of doors and windows and related components
- 39190000 - Wallpaper and other coverings
- 45420000 - Joinery and carpentry installation work
- 45262660 - Asbestos-removal work
- 51000000 - Installation services (except software)
- 39141000 - Kitchen furniture and equipment

II.2.3) Place of performance

NUTS codes

- UKJ12 - Milton Keynes

II.2.4) Description of the procurement

The procurement is for the Authority's contract for Housing Repairs and Maintenance works and services (R&M Works and Services). The Authority is seeking a single contract to deliver a programme of both planned and reactive repairs and maintenance works across its housing stock which is made up of various residential blocks of flats, houses, maisonettes, bungalows, garages and travellers sites. The Authority is conducting this procurement through the competitive procedure with negotiation in accordance with Regulation 29 of the Public Contracts Regulations 2015 (as amended) ('PCR') and will be carrying out the procurement procedure in successive stage. Further information is set out in the procurement documents. To express interest, economic operators must complete and return responses to the selection questionnaire which uses the Common Assessment Standard (the CAS Questionnaire or CQ) in accordance with the instructions set out in the procurement documents. The Authority's needs and requirements for the Contract are included in the procurement documents published with this notice. This procurement is undertaken pursuant to the competitive procedure with negotiation using an electronic tendering system. Economic operators will need to register on the portal to participate and the registration is free. All documentation is available from and all communication is to be conducted via the portal at <https://in-tendhost.co.uk/milton-keynes/> This procurement shall take place in successive stages as referenced in Regulation 29(19) of the PCR. Following submission of the completed CQs, the Authority will apply the selection criteria, as set out in the procurement documents. Based upon the selection criteria set out in the CQ, the Authority intends to shortlist and invite the top four (4) scoring economic operators to progress from the selection stage to the invitation to participate in negotiation and submission of initial tender stage provided there are sufficient economic operators that submit and pass the selection stage. Each of the economic operators shortlisted at the selection stage will be invited to submit initial tenders. Following the evaluation of the initial tenders, in accordance with the evaluation methodology set out in the procurement documents, the Authority will, either make an award based on the initial tenders or, as is the Authority's current intention, invite the economic operators to participate in negotiation. Following conclusion of the negotiation the Authority shall invite the economic operators to submit final tenders. The final tenders shall be evaluated in accordance with the evaluation methodology set out in the procurement documentation and the Authority shall make an award accordingly. The Authority reserves the right to add stages or revise this process and/or to discontinue all or part of this procurement process at any stage at any time and not to award a contract for some or all of the R&M Works and Services for which responses are invited for any reason.

II.2.5) Award criteria

Price is not the only award criterion and all criteria are stated only in the procurement documents

II.2.6) Estimated value

Value excluding VAT: £475,000,000

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

The Contract Period will be for a term of 5 (five) years commencing on 05 August 2025 with an option for the Authority to extend the Contract Period for a further period of 5 (five) years on not less than 6 (six) months prior written notice to the Contractor prior to the end of the initial Contract Period.

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

Envisaged number of candidates: 4

Objective criteria for choosing the limited number of candidates:

As stated in procurement documents

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

The Contract Period will be for a term of 5 (five) years commencing on 05 August 2025 with an option for the Authority to extend the Contract Period for a further period of 5 (five) years on not less than 6 (six) months prior written notice to the Contractor prior to the end of the initial Contract Period.

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

As stated in procurement 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

III.2) Conditions related to the contract

III.2.2) Contract performance conditions

As stated in tender documents

Section IV. Procedure

IV.1) Description

IV.1.1) Type of procedure

Competitive procedure with negotiation

IV.1.5) Information about negotiation

The contracting authority reserves the right to award the contract on the basis of the initial tenders without conducting negotiations

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

2 September 2024

Local time

12:00pm

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

11 October 2024

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

Duration in months: 12 (from the date stated for receipt of tender)

Section VI. Complementary information

VI.1) Information about recurrence

This is a recurrent procurement: Yes

Estimated timing for further notices to be published: 2034

VI.2) Information about electronic workflows

Electronic invoicing will be accepted

Electronic payment will be used

VI.3) Additional information

The Contract Period will be for a term of 5 (five) years commencing on 05 August 2025 with an option for the Authority to extend the Contract Period for a further period of 5 (five) years on not less than 6 (six) months prior written notice to the Contractor prior to the end of the initial Contract Period. The estimated value of the R&M Works and Services over the initial Contract Period of five (5) years is £230M. The estimated value of the R&M Works and Services over the maximum potential Contract Period of 10 years is £475M. This calculation is based upon indicative capital investment demand and responsive repair demand of the Authority's housing estate over this period. This estimated value is indicative only, and the Authority does not guarantee to Tenderers the volume or value of works and services under the Contract. The Authority is of the view that TUPE is likely to apply to some staff at contract commencement but economic operators will be expected to undertake their own due diligence. Economic operators should note that the procurement documents marked as draft provide indicative information of the Authority's approach in the procurement process at this stage and are for general information only. The Authority reserves the right to vary, amend and update any aspects of the draft procurement documents and final details and versions of the procurement documents will be confirmed to applicants that are successful in being selected to participate in negotiation. The Authority is seeking to procure an economic operator who can innovate to perform the Housing Repairs and Maintenance Works and Services within the Authority's affordability. Economic operators should note that whilst the estimated total value is a proxy for affordability it is not a target sum. The Authority reserves the right to omit, amend or recalibrate any part of the works or technical standards at any stage and to require those economic operators remaining in the process at that stage to adjust their bids accordingly without reverting to previous stages. The Authority reserves the right to abandon this procurement process at any stage and/or not to award the opportunity or to award only part (or a different arrangement) of the opportunity described in this contract notice. Economic operators are entirely responsible for their costs and losses incurred or arising as a result of any participation in this procurement process. Any

clarifications regarding this opportunity must be raised through <https://intendhost.co.uk/milton-keynes/asp/HomeThe> Authority undertakes to hold confidential any information provided in the tender submitted, subject to the Authority's obligations under law, including the Freedom of Information Act 2000. If the tenderer considers that any of the information submitted in the tender should not be disclosed because of its commercial sensitivity or for reasons of confidentiality, then this should be stated with the reason for considering it sensitive. The Authority will then endeavour to consult with the tenderer about such commercially sensitive or confidential information when considering any request received under the Freedom of Information Act 2000 before replying to such a request, but the decision of the Authority in deciding whether an exemption applies is final. The Authority reserves the right to carry out additional financial checks on all economic operators tendering for this opportunity at any time during the procurement process, to ensure that they continue to meet the Council's requirements and remain financially viable to deliver the Housing Repairs and Maintenance Works and Services. The Authority may require a group of economic operators to whom the Contract is awarded to form a legal entity.

VI.4) Procedures for review

VI.4.1) Review body

Public Procurement Review Service

Cabinet Office

London

Email

publicprocurementreview@cabinetoffice.gov.uk

Telephone

+44 3450103503

Country

United Kingdom

Internet address

<https://www.gov.uk/government/publications/public-procurement-review-service-scope-and-remit>

VI.4.3) Review procedure

Precise information on deadline(s) for review procedures

The Authority will incorporate a minimum 10 calendar day standstill period at the point information on the award of the Contract is communicated to tenderers. Applicants who are unsuccessful shall be informed by the Authority as soon as possible after the decision has been made as to the reasons why the Applicant was unsuccessful. If any clarification regarding the award of the Contract has not been successfully resolved, The Public Contracts Regulations 2015 provide for aggrieved parties who have been harmed or are at risk of harm by breach of the rules to take legal action. Any such action must be brought within the applicable limitation period. Where a contract has not been entered into, the Court may order the setting aside of the award decision or order the Authority to amend any document and may award damages. If a contract has been entered into the Court may, depending on the circumstances, award damages, make a declaration of ineffectiveness, order the Authority to pay a fine, and/or order that the duration of the contract be shortened. The purpose of the standstill period referred to above is to allow the parties to apply to the Courts to set aside the award decision before the Development Agreement is entered into.