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Tender

Reactive, Statutory and Planned Maintenance for Corporate Properties

Cumberland Council

F02: Contract notice

Notice identifier: 2023/S 000-027118

Procurement identifier (OCID): ocds-h6vhtk-03fc7a

Published 13 September 2023, 3:46pm

The closing date and time has been changed to:

18 October 2023, 12:00pm

See the [change notice](#).

Section I: Contracting authority

I.1) Name and addresses

Cumberland Council

Cumbria House, 107 - 117 Botchergate

Carlisle

CA1 1RD

Contact

Mrs Hayley Samson

Email

hayley.samson@cumberland.gov.uk

Country

United Kingdom

Region code

UKD1 - Cumbria

Internet address(es)

Main address

<https://www.cumberland.gov.uk/>

Buyer's address

<https://www.cumberland.gov.uk/>

I.3) Communication

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

<https://www.the-chest.org.uk>

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

<https://www.the-chest.org.uk>

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

Reactive, Statutory and Planned Maintenance for Corporate Properties

Reference number

DN688388

II.1.2) Main CPV code

- 50000000 - Repair and maintenance services

II.1.3) Type of contract

Services

II.1.4) Short description

Cumberland Council seeks to appoint competent Service Providers for the undertaking of works associated with Reactive, Statutory and Planned Maintenance for Electrical & Mechanical and Building Fabric for the Council's Corporate Properties (Sites) in Cumbria.

This services will support the Council's primary duties under the Health and Safety at Work Act 1974, Control of Substances Hazardous to Health Regulations 2002 and Management of Health and Safety at Work Regulations 1999.

The Contracts are to cover approximately three hundred and thirty eight properties divided into two geographical Lots. Lot 1 is comprised of one hundred and sixty seven properties and Lot 2 is comprised of one of one hundred and seventy one properties. Lot 1 and 2 is subsequently divided into sub-Lots by discipline, as described in the ITT. A separate contract will represent each of the sub-Lots, or a combination of Sub-Lots (dependant on which Lots each successful Tenderer is awarded), and the cumulated contracts (each "a Contract"), (independent of which Lots each Tenderer is awarded), represent together "the Contracts".

The Contracts will commence 1st April 2024 and will finish 31st March 2027, with the option, at the Council's discretion, to extend up to a further 2 years up until 31st March 2029. Such discretion will apply in principle to each of the Contracts but the Council reserves the right not to extend any particular Contract .

Tenderers are permitted to bid for any/all of the Lots and sub-lots, however suppliers are restricted to being awarded no more than 3 sub-lots.

Details of current expenditure are indicative only and the Council does not guarantee any spend against any Contract, or the Contracts cumulatively

II.1.5) Estimated total value

Value excluding VAT: £20,000,000

II.1.6) Information about lots

This contract is divided into lots: Yes

Tenders may be submitted for all lots

Maximum number of lots that may be awarded to one tenderer: 3

II.2) Description

II.2.1) Title

Mechanical & Electrical

Lot No

1A

II.2.2) Additional CPV code(s)

- 45300000 - Building installation work
- 50710000 - Repair and maintenance services of electrical and mechanical building installations

II.2.3) Place of performance

NUTS codes

- UKD1 - Cumbria

II.2.4) Description of the procurement

Inclusive of but not limited to:

- Routine servicing and maintenance of M&E systems,
- Conventional heating systems,
- Domestic, commercial and catering gas installations,
- Oil fired heating installations,
- Renewable systems such as Ground/Air Source Heat Pumps,
- Piped wet systems,
- Ventilation systems,
- Fixed electrical installations as defined within BS 7671,
- Testing of fixed electrical installations,
- Portable Appliance Testing,
- Stand by power generation and change over equipment,
- Uninterruptible Power Supplies,
- Lightning protection,
- Emergency lighting.

II.2.5) Award criteria

Quality criterion - Name: Quality / Weighting: 50

Quality criterion - Name: Social Value / Weighting: 20

Price - Weighting: 30

II.2.7) Duration of the contract, framework agreement or dynamic purchasing system

Duration in months

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.2.13) 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

Air-Conditioning

Lot No

1B

II.2.2) Additional CPV code(s)

- 45300000 - Building installation work
- 50700000 - Repair and maintenance services of building installations

II.2.3) Place of performance

NUTS codes

- UKD1 - Cumbria

II.2.4) Description of the procurement

Inclusive of but not limited to:

- Routine servicing and maintenance of cooling systems,
- Ducted cooling systems,
- Split air conditioning systems,
- Packaged cooling systems,
- Cooling system controls.

II.2.5) Award criteria

Quality criterion - Name: Quality / Weighting: 50

Quality criterion - Name: Social Value / Weighting: 20

Price - Weighting: 30

II.2.7) Duration of the contract, framework agreement or dynamic purchasing system

Duration in months

60

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.2.13) 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

Building Fabric

Lot No

1C

II.2.2) Additional CPV code(s)

- 45300000 - Building installation work
- 50700000 - Repair and maintenance services of building installations

II.2.3) Place of performance

NUTS codes

- UKD1 - Cumbria

II.2.4) Description of the procurement

Inclusive of but not limited to:

- General building,
- Carpentry,
- Decoration and internal/external painting,
- Surface finishing i.e. plastering, rendering,
- Ground works,
- Sub-surface external drainage,
- Pitched & Flat roof repairs,
- Roofer
- Multi skilled operative

II.2.5) Award criteria

Quality criterion - Name: Quality / Weighting: 50

Quality criterion - Name: Social Value / Weighting: 20

Price - Weighting: 30

II.2.7) Duration of the contract, framework agreement or dynamic purchasing system

Duration in months

60

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.2.13) 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

Lifts

Lot No

1D

II.2.2) Additional CPV code(s)

- 45300000 - Building installation work

- 50700000 - Repair and maintenance services of building installations

II.2.3) Place of performance

NUTS codes

- UKD1 - Cumbria

II.2.4) Description of the procurement

Inclusive of but not limited to:

- Routine servicing and maintenance of passenger and goods lifts.
- Repair and modification as a result of Professional Inspections (LOLER) undertaken by the Councils Insurer.

II.2.5) Award criteria

Quality criterion - Name: Quality / Weighting: 50

Quality criterion - Name: Social Value / Weighting: 20

Price - Weighting: 30

II.2.7) Duration of the contract, framework agreement or dynamic purchasing system

Duration in months

60

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.2.13) 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

Fire & Security

Lot No

1E

II.2.2) Additional CPV code(s)

- 45300000 - Building installation work
- 50700000 - Repair and maintenance services of building installations

II.2.3) Place of performance

NUTS codes

- UKD1 - Cumbria

II.2.4) Description of the procurement

Inclusive of but not limited to:

- Routine servicing and maintenance of fire and security systems,
- Access control systems such as Paxton Net 2,
- Testing of active fire protection measures,
- Fire/intruder alarm monitoring.

II.2.5) Award criteria

Quality criterion - Name: Quality / Weighting: 50

Quality criterion - Name: Social Value / Weighting: 20

Price - Weighting: 30

II.2.7) Duration of the contract, framework agreement or dynamic purchasing system

Duration in months

60

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.2.13) 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

Doors

Lot No

1F

II.2.2) Additional CPV code(s)

- 45300000 - Building installation work
- 50700000 - Repair and maintenance services of building installations

II.2.3) Place of performance

NUTS codes

- UKD1 - Cumbria

II.2.4) Description of the procurement

- Industrial doors,
- Roller shutter doors,
- Vehicle barriers/gates

II.2.5) Award criteria

Quality criterion - Name: Quality / Weighting: 50

Quality criterion - Name: Social Value / Weighting: 20

Price - Weighting: 30

II.2.7) Duration of the contract, framework agreement or dynamic purchasing system

Duration in months

60

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.2.13) 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

Passive Fire

Lot No

1G

II.2.2) Additional CPV code(s)

- 45300000 - Building installation work
- 50700000 - Repair and maintenance services of building installations

II.2.3) Place of performance

NUTS codes

- UKD1 - Cumbria

II.2.4) Description of the procurement

- Fire door repair/inspection,
- Fire stopping repair/inspection,
- Repair of fire rated building fabric.

II.2.5) Award criteria

Quality criterion - Name: Quality / Weighting: 50

Quality criterion - Name: Social Value / Weighting: 20

Price - Weighting: 30

II.2.7) Duration of the contract, framework agreement or dynamic purchasing system

Duration in months

60

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.2.13) 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

Mechanical & Electrical

Lot No

2A

II.2.2) Additional CPV code(s)

- 45300000 - Building installation work
- 50700000 - Repair and maintenance services of building installations

II.2.3) Place of performance

NUTS codes

- UKD1 - Cumbria

II.2.4) Description of the procurement

Inclusive of but not limited to:

- Routine servicing and maintenance of M&E systems,
- Conventional heating systems,
- Domestic, commercial and catering gas installations,
- Oil fired heating installations,
- Renewable systems such as Ground/Air Source Heat Pumps,
- Piped wet systems,
- Ventilation systems,
- Fixed electrical installations as defined within BS 7671,
- Testing of fixed electrical installations,
- Portable Appliance Testing,
- Stand by power generation and change over equipment,
- Uninterruptible Power Supplies,
- Lightning protection,
- Emergency lighting.

II.2.5) Award criteria

Quality criterion - Name: Quality / Weighting: 50

Quality criterion - Name: Social Value / Weighting: 20

Price - Weighting: 30

II.2.7) Duration of the contract, framework agreement or dynamic purchasing system

Duration in months

60

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.2.13) 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

Air-Conditioning

Lot No

2B

II.2.2) Additional CPV code(s)

- 45300000 - Building installation work
- 50700000 - Repair and maintenance services of building installations

II.2.3) Place of performance

NUTS codes

- UKD1 - Cumbria

II.2.4) Description of the procurement

Inclusive of but not limited to:

- Routine servicing and maintenance of cooling systems,
- Ducted cooling systems,
- Split air conditioning systems,
- Packaged cooling systems,
- Cooling system controls.

II.2.5) Award criteria

Quality criterion - Name: Quality / Weighting: 50

Quality criterion - Name: Social Value / Weighting: 20

Price - Weighting: 30

II.2.7) Duration of the contract, framework agreement or dynamic purchasing system

Duration in months

60

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.2.13) 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

Building Fabric

Lot No

2C

II.2.2) Additional CPV code(s)

- 45300000 - Building installation work
- 50700000 - Repair and maintenance services of building installations

II.2.3) Place of performance

NUTS codes

- UKD1 - Cumbria

II.2.4) Description of the procurement

Inclusive of but not limited to:

- General building,
- Carpentry,
- Decoration and internal/external painting,
- Surface finishing i.e. plastering, rendering,
- Ground works,
- Sub-surface external drainage,
- Pitched & Flat roof repairs,
- Roofer
- Multi skilled operative

II.2.5) Award criteria

Quality criterion - Name: Quality / Weighting: 50

Quality criterion - Name: Social Value / Weighting: 20

Price - Weighting: 30

II.2.7) Duration of the contract, framework agreement or dynamic purchasing system

Duration in months

60

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.2.13) 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

Lifts

Lot No

2D

II.2.2) Additional CPV code(s)

- 45300000 - Building installation work
- 50700000 - Repair and maintenance services of building installations

II.2.3) Place of performance

NUTS codes

- UKD1 - Cumbria

II.2.4) Description of the procurement

Inclusive of but not limited to:

- Routine servicing and maintenance of passenger and goods lifts.
- Repair and modification as a result of Professional Inspections (LOLER) undertaken by the Councils Insurer.

II.2.5) Award criteria

Quality criterion - Name: Quality / Weighting: 50

Quality criterion - Name: Social Value / Weighting: 20

Price - Weighting: 30

II.2.7) Duration of the contract, framework agreement or dynamic purchasing system

Duration in months

60

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.2.13) 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

Fire & Security

Lot No

2E

II.2.2) Additional CPV code(s)

- 45300000 - Building installation work
- 50700000 - Repair and maintenance services of building installations

II.2.3) Place of performance

NUTS codes

- UKD1 - Cumbria

II.2.4) Description of the procurement

Inclusive of but not limited to:

- Routine servicing and maintenance of fire and security systems,
- Access control systems such as Paxton Net 2,
- Testing of active fire protection measures,
- Fire/intruder alarm monitoring.

II.2.5) Award criteria

Quality criterion - Name: Quality / Weighting: 50

Quality criterion - Name: Social Value / Weighting: 20

Price - Weighting: 30

II.2.7) Duration of the contract, framework agreement or dynamic purchasing system

Duration in months

60

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.2.13) 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

Doors

Lot No

2F

II.2.2) Additional CPV code(s)

- 45300000 - Building installation work

- 50700000 - Repair and maintenance services of building installations

II.2.3) Place of performance

NUTS codes

- UKD1 - Cumbria

II.2.4) Description of the procurement

- Industrial doors,
- Roller shutter doors,
- Vehicle barriers/gates

II.2.5) Award criteria

Quality criterion - Name: Quality / Weighting: 50

Quality criterion - Name: Social Value / Weighting: 20

Price - Weighting: 30

II.2.7) Duration of the contract, framework agreement or dynamic purchasing system

Duration in months

60

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.2.13) 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

Passive Fire

Lot No

2G

II.2.2) Additional CPV code(s)

- 45300000 - Building installation work
- 50700000 - Repair and maintenance services of building installations

II.2.3) Place of performance

NUTS codes

- UKD1 - Cumbria

II.2.4) Description of the procurement

- Fire door repair/inspection,
- Fire stopping repair/inspection,
- Repair of fire rated building fabric.

II.2.5) Award criteria

Quality criterion - Name: Quality / Weighting: 50

Quality criterion - Name: Social Value / Weighting: 20

Price - Weighting: 30

II.2.7) Duration of the contract, framework agreement or dynamic purchasing system

Duration in months

60

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.2.13) 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

Suppliers wishing to express an interest and obtain access to the tender documents should go to www.the-chest.org.uk and click on current opportunities from the navigation area on the left of the screen. On the next screen enter the contract Reference DN688388 in the box labelled 'contains' then click search. Click on the Blue link for the contract title to view the opportunity.

To express an interest you will need to login. If you are not already registered on the www.the-chest.org.uk you will need to return to the home page and click on Register. Register free link in the navigation area on the left of the screen. Registration is free of charge and your username and password will be emailed to you.

Cumberland Council is fully supportive of all aspects of diversity including ethnicity, race, religion, age, disability and sexual orientation. In this respect Cumberland Council welcomes expressions of interest from ethnic minority, disabled and other diverse business communities and the voluntary sector. Economic operators are therefore required to fully comply with all statutory obligations/applicable legislation and there will be a requirement to participate in the authority's supplier audits on all aspects of diversity.

The contracting authority expressly reserves the right:

(i) not to award any contract as a result of the procurement process commenced by publication of this notice; and

(ii) to make whatever changes it may see fit to the content and structure of the tendering competition; and in no circumstances will the contracting authority be liable for any costs incurred by the candidates. Any expenditure, work or effort undertaken prior to contract award is accordingly a matter solely for the commercial judgement of potential suppliers.

The contracting authority reserve the right to use any electronic portal during the life of the agreement.

The value provided in Section II.1.5 is the estimate cumulative value over all contracts. Please refer to the ITT document for the estimated values for each contract.

Section IV. Procedure

IV.1) Description

IV.1.1) Type of procedure

Open 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

Originally published as:

Date

13 October 2023

Local time

12:00pm

Changed to:

Date

18 October 2023

Local time

12:00pm

See the [change notice](#).

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

English

IV.2.7) Conditions for opening of tenders

Date

13 October 2023

Local time

12:00pm

Section VI. Complementary information

VI.1) Information about recurrence

This is a recurrent procurement: No

VI.4) Procedures for review

VI.4.1) Review body

High Court of England

London

Country

United Kingdom