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Tender

Reactive and Planned Building Maintenance and Associated Works.

Norfolk County Council

F02: Contract notice

Notice identifier: 2022/S 000-031602

Procurement identifier (OCID): ocids-h6vhtk-034d2e

Published 8 November 2022, 4:12pm

Section I: Contracting authority

I.1) Name and addresses

Norfolk County Council

County Hall, Martineau Lane

Norwich

NR1 2DH

Email

sourcingteam@norfolk.gov.uk

Country

United Kingdom

NUTS code

UKH15 - Norwich and East Norfolk

Internet address(es)

Main address

www.norfolk.gov.uk

Buyer's address

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

I.3) Communication

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

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

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/norfolkcc>

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

Reactive and Planned Building Maintenance and Associated Works.

Reference number

NCCT42461

II.1.2) Main CPV code

- 45210000 - Building construction work

II.1.3) Type of contract

Works

II.1.4) Short description

Norfolk County Council wishes to enter into a framework agreement with suitable contractors for building maintenance, statutory compliance services and other associated works and specialist trades, for reactive direct call-off work, across Norfolk and adjoining counties, with the option to run further competitions under each Lot for larger, specific projects.

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

General Building Contractor

Lot No

1

II.2.2) Additional CPV code(s)

- 50700000 - Repair and maintenance services of building installations

II.2.3) Place of performance

NUTS codes

- UKH17 - Breckland and South Norfolk
- UKH16 - North and West Norfolk
- UKH15 - Norwich and East Norfolk

II.2.4) Description of the procurement

Reactive works: The nature of work will vary greatly from urgent tasks such as temporary works necessary to make an area safe to non-urgent tasks such as repairs to brickwork, windows, doors and building fabric. If the contractor is unable to respond, then the next selected contractor will be contacted and so on. Further Competition works: Typically, works include: groundworks; repairs; decoration and improvements to building fabric; works in support of mechanical/electrical works and works involving a multi-trade approach where on site co-ordination between trades is crucial.

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.2.13) 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

General Plumbing and Mechanical Contractor

Lot No

2

II.2.2) Additional CPV code(s)

- 45330000 - Plumbing and sanitary works

II.2.3) Place of performance

NUTS codes

- UKH17 - Breckland and South Norfolk
- UKH16 - North and West Norfolk
- UKH15 - Norwich and East Norfolk

II.2.4) Description of the procurement

Reactive works: Most of the work under this category is reactive. The nature of work will include urgent tasks such as stopping water leaks from hot and cold-water services or investigating and removing blockages. Non-urgent work may include replacing washroom items and repairs/replacements to cold water pipework. Contractors should note that separate service contracts exist for maintenance of heating, air conditioning and ventilation/ductwork systems. In most instances therefore, the service contractor will be called out to attend to these systems. Further Competition works: These may be for all types of plumbing and mechanical work.

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

3

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

Electrical Contractor

Lot No

3

II.2.2) Additional CPV code(s)

- 50710000 - Repair and maintenance services of electrical and mechanical building installations

II.2.3) Place of performance

NUTS codes

- UKH17 - Breckland and South Norfolk
- UKH16 - North and West Norfolk
- UKH15 - Norwich and East Norfolk

II.2.4) Description of the procurement

Reactive works: Most of the work ordered under this category is reactive. The nature of work will include urgent tasks such as repairs to broken sockets and making areas safe. Non-urgent work may include rewiring, fault finding, repairs to lighting and other electrical systems. Contractors should note that separate service contracts exist for maintenance of fire/security alarm systems, PAT testing, electrical testing and other electrical systems. In most instances therefore, the service contractor will be called out to attend to these systems. Further Competition works: These may be for all types of electrical work.

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.2.13) 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

Painting and Decorating Contractor

Lot No

4

II.2.2) Additional CPV code(s)

- 45442110 - Painting work of buildings
- 79931000 - Interior decorating services

II.2.3) Place of performance

NUTS codes

- UKH17 - Breckland and South Norfolk
- UKH16 - North and West Norfolk
- UKH15 - Norwich and East Norfolk

II.2.4) Description of the procurement

This category covers decoration work to both internal and external areas where no or little other general building work is necessary. Work will include: preparation; removal of existing coverings; plaster skim coat; application of paint or specified coverings; cutting in and making good areas.

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.2.13) 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 Contractor

Lot No

5

II.2.2) Additional CPV code(s)

- 45261920 - Roof maintenance work

II.2.3) Place of performance

NUTS codes

- UKH17 - Breckland and South Norfolk
- UKH16 - North and West Norfolk
- UKH15 - Norwich and East Norfolk

II.2.4) Description of the procurement

Reactive works: The nature of work will typically include urgent tasks such as temporary repairs to stop water leaks and inspection visits to make areas safe e.g., replace dislodged roof tiles. Further competition works: These may be for all types of roofing work.

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.2.13) 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

Fencing Contractor

Lot No

6

II.2.2) Additional CPV code(s)

- 45340000 - Fencing, railing and safety equipment installation work

II.2.3) Place of performance

NUTS codes

- UKH17 - Breckland and South Norfolk
- UKH16 - North and West Norfolk
- UKH15 - Norwich and East Norfolk

II.2.4) Description of the procurement

Reactive works: The nature of work will typically include urgent tasks such as repairs necessary to make an area secure. Further competition works: These may be for all types of fencing work.

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: Yes

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

Flooring Contractor

Lot No

7

II.2.2) Additional CPV code(s)

- 45432100 - Floor laying and covering work

II.2.3) Place of performance

NUTS codes

- UKH17 - Breckland and South Norfolk
- UKH16 - North and West Norfolk
- UKH15 - Norwich and East Norfolk

II.2.4) Description of the procurement

Works ordered under this category will usually result from a further competition. This category covers internal flooring work where no other general building work is necessary. Work will include repairs and replacement to all types of flooring.

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.2.13) 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

Door and Window Replacement Contractor

Lot No

8

II.2.2) Additional CPV code(s)

- 45421100 - Installation of doors and windows and related components

II.2.3) Place of performance

NUTS codes

- UKH17 - Breckland and South Norfolk
- UKH16 - North and West Norfolk
- UKH15 - Norwich and East Norfolk

II.2.4) Description of the procurement

Reactive works: The nature of work will typically include urgent tasks such as repairs to plastic or metal windows/doors necessary to make areas safe/secure. Further competition works: These may be for replacement of either plastic, timber or metal/aluminium door systems.

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.2.13) 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

Drain and Gutter Clearing and Repairs Contractor

Lot No

9

II.2.2) Additional CPV code(s)

- 45232452 - Drainage works

II.2.3) Place of performance

NUTS codes

- UKH17 - Breckland and South Norfolk
- UKH16 - North and West Norfolk
- UKH15 - Norwich and East Norfolk

II.2.4) Description of the procurement

The nature of work will mostly be urgent tasks such as clearing blocked drains, toilets and gutters. Other non-urgent works such as drainage surveys and investigations may also be ordered on occasion.

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.2.13) 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

Groundwork and Paving Contractor

Lot No

10

II.2.2) Additional CPV code(s)

- 45432112 - Laying of paving

II.2.3) Place of performance

NUTS codes

- UKH17 - Breckland and South Norfolk
- UKH16 - North and West Norfolk
- UKH15 - Norwich and East Norfolk

II.2.4) Description of the procurement

This category covers most forms of general groundwork where no other general building work is necessary. Work is likely to include repairs and improvements to playground areas, paved areas, drainage, and preparatory works associated with the siting of new modular buildings.

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.2.13) 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

Asphalting

Lot No

11

II.2.2) Additional CPV code(s)

- 45233222 - Paving and asphalting works

II.2.3) Place of performance

NUTS codes

- UKH17 - Breckland and South Norfolk
- UKH16 - North and West Norfolk
- UKH15 - Norwich and East Norfolk

II.2.4) Description of the procurement

This category covers general asphalting work, likely to include repairs and improvements to playground areas, car parks, footpaths, access roads and other paved areas.

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.2.13) 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

HVAC and BMS Control Panel Contractors

Lot No

12

II.2.2) Additional CPV code(s)

- 42512300 - HVAC packages
- 31211110 - Control panels

II.2.3) Place of performance

NUTS codes

- UKH17 - Breckland and South Norfolk
- UKH16 - North and West Norfolk
- UKH15 - Norwich and East Norfolk

II.2.4) Description of the procurement

Specialist contractors are required for inspection and repair of HVAC and BMS control systems from various manufacturers as well as fault diagnosis and reviewing strategies to maximise efficiencies.

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.2.13) 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

Licensed Asbestos Removal Contractors

Lot No

13

II.2.2) Additional CPV code(s)

- 45262660 - Asbestos-removal work

II.2.3) Place of performance

NUTS codes

- UKH17 - Breckland and South Norfolk
- UKH16 - North and West Norfolk
- UKH15 - Norwich and East Norfolk

II.2.4) Description of the procurement

Licensed asbestos contractors on the framework are required to undertake non-licensed, notifiable non licensed and licensed removals, to including carrying out encapsulation works and 'environmental cleans' in accordance with the Control of Asbestos Regulations 2012 and other all other current legislation. Contractors are required to collect and dispose of asbestos waste, outside project work, in accordance with the specific requirements of the Hazardous Waste Regulations in England and Wales. Licensed asbestos contractors are required to carry out the removal of asbestos materials in soils, this may be non-licensed, notifiable non-licensed or licensed work under CAR 2012, and the asbestos contractor is also required to follow the guidance CL: AIRE CAR – SOIL

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.2.13) 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

Asbestos Surveying/Sampling/Air monitoring/Four Stage Clearance

Lot No

14

II.2.2) Additional CPV code(s)

- 90650000 - Asbestos removal services

II.2.3) Place of performance

NUTS codes

- UKH17 - Breckland and South Norfolk
- UKH16 - North and West Norfolk
- UKH15 - Norwich and East Norfolk

II.2.4) Description of the procurement

UKAS accredited companies are required to undertaking asbestos management, refurbishment and demolition surveys including the execution of combined surveys i.e., R&D and management. Carrying out individual bulk sampling of suspect materials on an ad-hoc basis. Providing professional and concise asbestos reports in accordance with HSG264 including material risk assessments. Providing analysis of asbestos bulk samples through the use of a UKAS accredited ISO 17025 laboratory Out of hours asbestos surveys and sampling Emergency asbestos surveys and sampling Accelerated provision for undertaking surveys and bulk sampling and providing the client with results and reports, including providing verbal results of sample testing by phone with report to follow Undertaking air monitoring/air tests at the removal of asbestos and for reassurance Issuing four stage clearance certification that is compliant with HSG248 Providing all air monitoring certificates in electronic format within agreed time frames Providing background, leak and smoke testing as required Out of hours air sampling and air monitoring services Emergency air sampling and air monitoring services Accelerated execution of air monitoring/air tests and provision of all certification documentation to the

client

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.2.13) 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

Glazing and Window System Repairs

Lot No

15

II.2.2) Additional CPV code(s)

- 45441000 - Glazing work

II.2.3) Place of performance

NUTS codes

- UKH17 - Breckland and South Norfolk
- UKH16 - North and West Norfolk
- UKH15 - Norwich and East Norfolk

II.2.4) Description of the procurement

The nature of work will mostly be urgent tasks such as repairing broken glazing, doors and windows necessary to make areas safe and secure. Other non-urgent works may include repairs to window systems, lock handles, operators, restrictors, stays etc.

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.2.13) 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

Locksmiths

Lot No

16

II.2.2) Additional CPV code(s)

- 98395000 - Locksmith services

II.2.3) Place of performance

NUTS codes

- UKH17 - Breckland and South Norfolk
- UKH16 - North and West Norfolk
- UKH15 - Norwich and East Norfolk

II.2.4) Description of the procurement

Specialist contractors are required for maintenance, repair or replacement of lock systems from various manufacturers as well as gaining access to premises when lock systems fail, or keys are lost etc.

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.2.13) 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

Suspended Ceilings

Lot No

17

II.2.2) Additional CPV code(s)

- 45421146 - Installation of suspended ceilings

II.2.3) Place of performance

NUTS codes

- UKH17 - Breckland and South Norfolk
- UKH16 - North and West Norfolk
- UKH15 - Norwich and East Norfolk

II.2.4) Description of the procurement

Work will include the repair of damaged ceiling grids and replacement of damaged ceiling tiles of varying types and sizes. Further competition works will cover whole ceiling replacement.

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.2.13) 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

Scaffolding

Lot No

18

II.2.2) Additional CPV code(s)

- 45262100 - Scaffolding work

II.2.3) Place of performance

NUTS codes

- UKH17 - Breckland and South Norfolk
- UKH16 - North and West Norfolk
- UKH15 - Norwich and East Norfolk

II.2.4) Description of the procurement

Work will include the provision of scaffolding of varying sizes and heights for access

purposes.

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.2.13) 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

General Metalwork Engineering

Lot No

19

II.2.2) Additional CPV code(s)

- 45262670 - Metalworking

II.2.3) Place of performance

NUTS codes

- UKH17 - Breckland and South Norfolk
- UKH16 - North and West Norfolk
- UKH15 - Norwich and East Norfolk

II.2.4) Description of the procurement

Work will include the repair of metal gates, railings, and general architectural metal work fabrication.

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.2.13) Information about European Union Funds

The procurement is related to a project and/or programme financed by European Union funds: No

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

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.2.1) Previous publication concerning this procedure

Notice number: [2022/S 000-018055](#)

IV.2.2) Time limit for receipt of tenders or requests to participate

Date

8 December 2022

Local time

10:00am

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: 3 (from the date stated for receipt of tender)

IV.2.7) Conditions for opening of tenders

Date

8 December 2022

Local time

10:00am

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.3) Additional information

This procurement will be managed electronically via the Council's e-procurement system. To participate in this procurement, applicants must first be registered on the system at <https://in-tendhost.co.uk/norfolkcc>. Full instructions for registration and use of the system can be found at <https://in-tendhost.co.uk/norfolkcc/asp/BuyerProfiles>. Once registered you will be able to see the procurement project under the `tenders` section and `express an interest` to view the documentation. If you encounter any difficulties whilst using the system you can contact the In-tend support team by phoning +44 8442728810 or e-mailing support@in-tend.co.uk.

VI.4) Procedures for review

VI.4.1) Review body

Nplaw

Norwich

Country

United Kingdom

VI.4.3) Review procedure

Precise information on deadline(s) for review procedures

The Public Contracts Regulations 2015 (as amended) provide for aggrieved parties who have been harmed or are at risk of harm by a breach of the rules to take action in the High Court (England, Wales and Northern Ireland). Proceedings must be brought within 30 days from the date of knowledge (the date on which the economic operator first knew or ought to have known that grounds for starting the proceedings had arisen) unless the Court considers that there is good reason for extending the period within which proceedings may be brought, in which case the Court may extend that period up to a maximum of 3 months from the date of knowledge.