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Tender

Poplar HARCA - General Build Repair & Maintenance and Void Works, Electrical Repairs and Testing and Drainage Repairs and Maintenance.

Poplar HARCA

F02: Contract notice

Notice identifier: 2024/S 000-034034

Procurement identifier (OCID): ocds-h6vhtk-04afde

Published 21 October 2024, 7:20pm

Section I: Contracting authority

I.1) Name and addresses

Poplar HARCA

155 E India Dock Road

London

E14 6DA

Email

clive.peters@poplarharca.co.uk

Country

United Kingdom

NUTS code

UKI3 - Inner London – West

Internet address(es)

Main address

<https://www.poplarharca.co.uk/>

I.3) Communication

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

<https://app.panacea-software.com/chic/>

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

<https://app.panacea-software.com/chic/>

Electronic communication requires the use of tools and devices that are not generally available. Unrestricted and full direct access to these tools and devices is possible, free of charge, at

<https://app.panacea-software.com/chic/>

I.4) Type of the contracting authority

Body governed by public law

I.5) Main activity

Housing and community amenities

Section II: Object

II.1) Scope of the procurement

II.1.1) Title

Poplar HARCA - General Build Repair & Maintenance and Void Works, Electrical Repairs and Testing and Drainage Repairs and Maintenance.

II.1.2) Main CPV code

- 45300000 - Building installation work

II.1.3) Type of contract

Works

II.1.4) Short description

Poplar Harca's purpose is creating opportunities together that realise community potential through exceptional homes and thriving places, with social justice at their core. They are seeking to procure the following contracts for their programmes of works that are a key element on the delivery of their vision:

- Contract Number: PH 0279 - General Build Repair and Maintenance and void works – Aberfeldy, Brownfield and Teviot Estates
- Contract Number: PH 0280 - General Build Repair and Maintenance and void works – Lansbury North, South and West Estates
- Contract Number: PH 0282 – Area 1- Electrical Repairs and Testing – Leopold, Burdett, Lansbury North, South and West Estates, Island Point development and Hackney South & Shoreditch
- Contract Number: PH 0283 – Area 2 - Electrical Repairs and Testing – Aberfeldy, Teviot, Brownfield, Devons, Coventry Cross, Lincoln and Bow Bridge Estates
- Contract Number: PH 0284 – Drainage repairs and Maintenance – All Estates

The new contract is due to start on 15th April 2025.

II.1.5) Estimated total value

Value excluding VAT: £64,272,000

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: 1

The contracting authority reserves the right to award contracts combining the following lots or groups of lots:

This tender process is intended to result in the appointment of a single contractor for each lot who will undertake all the works and service responsibilities for the relevant lot as identified in these documents.

Tenderers may apply for multiple lots but will only be awarded one lot for the same discipline.

To clarify if a tenderer is the successful bidder for both lots of General Build, they will only be awarded the one lot of the general build. The tenderer will be asked to confirm their preferred lot, and the remaining lot will automatically be awarded to the second bidder.

Additionally, there is no restriction on awarding lots across multiple disciplines. For example, if a tenderer applies for a general build lot and an electrical repairs lot and is the successful bidder for both lots individually then they will be awarded both lots accordingly.

II.2) Description

II.2.1) Title

PH0279- General Build Repair and Maintenance and Void Works for Aberfeldy, Brownfield and Teviot Estates

Lot No

1

II.2.2) Additional CPV code(s)

- 44111000 - Building materials
- 44112000 - Miscellaneous building structures
- 44114000 - Concrete

- 44115000 - Building fittings
- 44130000 - Sewer mains
- 44140000 - Products related to construction materials
- 44170000 - Plates, sheets, strip and foil related to construction materials
- 44190000 - Miscellaneous construction materials
- 44200000 - Structural products
- 44400000 - Miscellaneous fabricated products and related items
- 45100000 - Site preparation work
- 45211000 - Construction work for multi-dwelling buildings and individual houses
- 45213100 - Construction work for commercial buildings
- 45213200 - Construction work for warehouses and industrial buildings
- 45213300 - Buildings associated with transport
- 45214000 - Construction work for buildings relating to education and research
- 45215000 - Construction work for buildings relating to health and social services, for crematoriums and public conveniences
- 45217000 - Inflatable buildings construction work
- 45220000 - Engineering works and construction works
- 45230000 - Construction work for pipelines, communication and power lines, for highways, roads, airfields and railways; flatwork
- 45240000 - Construction work for water projects
- 45250000 - Construction works for plants, mining and manufacturing and for buildings relating to the oil and gas industry
- 45260000 - Roof works and other special trade construction works
- 45300000 - Building installation work
- 45400000 - Building completion work
- 50700000 - Repair and maintenance services of building installations
- 50800000 - Miscellaneous repair and maintenance services

II.2.3) Place of performance

NUTS codes

- UKI - London

Main site or place of performance

Lot to cover the general build repair, maintenance and void works for Aberfeldy, Brownfield and Teviot Estates.

II.2.4) Description of the procurement

The Contractor will be expected to provide and manage all the necessary resources and industry training needs, including appropriately skilled operatives, supply chain partners, tools, vehicles, administration, and supervision to undertake all general build repair, maintenance and void services.

Build Repairs and Maintenance

The Contractor will be expected to work with Poplar Harca to co-ordinate the initial booking and management of appointment slots and manage repairs in accordance with the below timescales:

Priority A - Emergency: Requiring completion of works within 24 hours. Poplar Harca will upscale jobs to immediate response i.e., attend within 4 hrs where the detriment to customer or property is judged by Poplar Harca to be severe or a risk to life is identified.

Priority B - Non – Emergency: requiring completion within 10 working days.

Priority P - Planned/Compliance: requiring completion within the stipulated schedule of the anniversary of the last planned/compliance visit or within 365 calendar days, whichever comes first.

Void Repairs

The Contractor will be expected to work with Poplar Harca to undertake all void repairs in an efficient and effective manner in accordance with the below timescales:

Priority N - Minor Category: 10 working days – for all voids requiring the 'standard' range of works.

Priority M - Major Category: 20 working days – for large voids requiring works over and above the standard range of works, including component replacement.

II.2.5) Award criteria

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

II.2.6) Estimated value

Value excluding VAT: £15,297,500

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

Duration in months

60

This contract is subject to renewal

Yes

Description of renewals

Further 2 x two year terms and one year term – possible further five years in total.

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

PH 0280 - General Build Repair and Maintenance and Void Works – Lansbury North, South and West Estates

Lot No

2

II.2.2) Additional CPV code(s)

- 44111000 - Building materials
- 44114000 - Concrete
- 44115000 - Building fittings
- 44130000 - Sewer mains
- 44140000 - Products related to construction materials
- 44170000 - Plates, sheets, strip and foil related to construction materials
- 44190000 - Miscellaneous construction materials
- 44200000 - Structural products
- 44410000 - Articles for the bathroom and kitchen
- 45111000 - Demolition, site preparation and clearance work
- 45112310 - Infill work
- 45113000 - Siteworks
- 45211000 - Construction work for multi-dwelling buildings and individual houses
- 45300000 - Building installation work
- 45400000 - Building completion work
- 50700000 - Repair and maintenance services of building installations
- 50800000 - Miscellaneous repair and maintenance services

II.2.3) Place of performance

NUTS codes

- UKI - London

Main site or place of performance

Lot to cover the general build repair, maintenance and void works for Lansbury North, South and West Estates

II.2.4) Description of the procurement

The Contractor will be expected to provide and manage all the necessary resources and industry training needs, including appropriately skilled operatives, supply chain partners, tools, vehicles, administration, and supervision to undertake all general build repair, maintenance and void services.

Build Repairs and Maintenance

The Contractor will be expected to work with Poplar Harca to co-ordinate the initial booking and management of appointment slots and manage repairs in accordance with the below timescales:

Priority A - Emergency: Requiring completion of works within 24 hours. Poplar Harca will upscale jobs to immediate response i.e., attend within 4 hrs where the detriment to customer or property is judged by Poplar Harca to be severe or a risk to life is identified.

Priority B - Non – Emergency: requiring completion within 10 working days.

Priority P - Planned/Compliance: requiring completion within the stipulated schedule of the anniversary of the last planned/compliance visit or within 365 calendar days, whichever comes first.

Void Repairs

The Contractor will be expected to work with Poplar Harca to undertake all void repairs in an efficient and effective manner in accordance with the below timescales:

Priority N - Minor Category: 10 working days – for all voids requiring the ‘standard’ range of works.

Priority M - Major Category: 20 working days – for large voids requiring works over and above the standard range of works, including component replacement.

II.2.5) Award criteria

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

II.2.6) Estimated value

Value excluding VAT: £15,297,500

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

Duration in months

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This contract is subject to renewal

Yes

Description of renewals

Further 2 x two year terms and one year term – possible further five years in total

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

PH 0282 - Area 1 – Electrical Repairs and Testing – Leopold, Burdett, Lansbury North, South and West Estates, Island Point development and Hackney South & Shoreditch

Lot No

3

II.2.2) Additional CPV code(s)

- 44111000 - Building materials
- 44300000 - Cable, wire and related products
- 44410000 - Articles for the bathroom and kitchen
- 45300000 - Building installation work
- 45410000 - Plastering work

- 45420000 - Joinery and carpentry installation work
- 45431000 - Tiling work
- 50700000 - Repair and maintenance services of building installations
- 51100000 - Installation services of electrical and mechanical equipment
- 51300000 - Installation services of communications equipment
- 51700000 - Installation services of fire protection equipment

II.2.3) Place of performance

NUTS codes

- UKI - London

Main site or place of performance

Lot to cover the Electrical Repairs and Testing – Area 1 - Leopold, Burdett, Lansbury North, South and West Estates, Island Point development and Hackney South & Shoreditch

II.2.4) Description of the procurement

The Contractor will be expected to provide and manage all the necessary resources and industry training needs, including appropriately skilled operatives, supply chain partners, tools, vehicles, administration, and supervision to undertake all Electrical Repairs and Testing services.

Electrical Repairs

The Contractor will be expected to work with Poplar Harca to co-ordinate the initial booking and management of appointment slots and manage repairs in accordance with the below timescales:

Priority A - Emergency: Requiring completion of works within 24 hours. Poplar Harca will upscale jobs to immediate response i.e., attend within 4 hrs where the detriment to customer or property is judged by Poplar Harca to be severe or a risk to life is identified.

Priority B - Non – Emergency: requiring completion within 10 working days.

Priority P - Planned/Compliance: requiring completion within the stipulated schedule of the anniversary of the last planned/compliance visit or within 365 calendar days, whichever comes first.

Electrical Testing

The Contractor will be expected to effectively manage a 5 Year electrical periodic certification programme. In addition, they will be required to undertake all code 1(C1) and code 2 (C2) repair works and provide certification to Poplar Harca.

The Contractor will also be required to carry out programmes of testing and inspection on the following, but are not limited to:

PAT Testing

Annual Intake Inspections

Communal Fan Servicing

Electric Vehicle Charger Point Checks

Estate Column Lighting Safety Checks

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: £10,816,250

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

Duration in months

60

This contract is subject to renewal

Yes

Description of renewals

Further 2 x two year terms and one year term – possible further five years in total

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

PH 0283 - Area 2 – Electrical Repairs and Testing – Aberfeldy, Teviot, Brownfield, Devons, Coventry Cross, Lincoln and Bow Bridge Estates

Lot No

4

II.2.2) Additional CPV code(s)

- 44111000 - Building materials
- 44300000 - Cable, wire and related products
- 44410000 - Articles for the bathroom and kitchen
- 45300000 - Building installation work
- 45410000 - Plastering work
- 45420000 - Joinery and carpentry installation work
- 45431000 - Tiling work
- 51100000 - Installation services of electrical and mechanical equipment
- 51300000 - Installation services of communications equipment
- 51700000 - Installation services of fire protection equipment

II.2.3) Place of performance

NUTS codes

- UKI - London

Main site or place of performance

Lot to cover the Electrical Repairs and Testing – Area 2 - Aberfeldy, Teviot, Brownfield, Devons, Coventry Cross, Lincoln and Bow Bridge Estates

II.2.4) Description of the procurement

The Contractor will be expected to provide and manage all the necessary resources and industry training needs, including appropriately skilled operatives, supply chain partners, tools, vehicles, administration, and supervision to undertake all Electrical Repairs and Testing services.

Electrical Repairs

The Contractor will be expected to work with Poplar Harca to co-ordinate the initial booking and management of appointment slots and manage repairs in accordance with the below timescales:

Priority A - Emergency: Requiring completion of works within 24 hours. Poplar Harca will upscale jobs to immediate response i.e., attend within 4 hrs where the detriment to customer or property is judged by Poplar Harca to be severe or a risk to life is identified.

Priority B - Non – Emergency: requiring completion within 10 working days.

Priority P - Planned/Compliance: requiring completion within the stipulated schedule of the anniversary of the last planned/compliance visit or within 365 calendar days, whichever comes first.

Electrical Testing

The Contractor will be expected to effectively manage a 5 Year electrical periodic certification programme. In addition, they will be required to undertake all code 1(C1) and code 2 (C2) repair works and provide certification to Poplar Harca.

The Contractor will be expected to effectively manage a 5 Year electrical periodic certification programme. In addition, they will be required to undertake all code 1(C1) and code 2 (C2) repair works and provide certification to Poplar Harca.

The Contractor will also be required to carry out programmes of testing and inspection on the following, but are not limited to:

PAT Testing

Annual Intake Inspections

Communal Fan Servicing

Electric Vehicle Charger Point Checks

Estate Column Lighting Safety Checks

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: £10,816,250

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

Duration in months

60

This contract is subject to renewal

Yes

Description of renewals

Further 2 x two year terms and one year term – possible further five years in total.

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

PH 0284 – Drainage Repairs and Maintenance – All Estates

Lot No

5

II.2.2) Additional CPV code(s)

- 44111000 - Building materials
- 44112000 - Miscellaneous building structures
- 44220000 - Builders' joinery
- 44230000 - Builders' carpentry
- 45100000 - Site preparation work
- 45211000 - Construction work for multi-dwelling buildings and individual houses
- 45300000 - Building installation work
- 45410000 - Plastering work
- 45420000 - Joinery and carpentry installation work
- 50511000 - Repair and maintenance services of pumps
- 50512000 - Repair and maintenance services of valves
- 50513000 - Repair and maintenance services of taps
- 50710000 - Repair and maintenance services of electrical and mechanical building installations
- 50720000 - Repair and maintenance services of central heating

II.2.3) Place of performance

NUTS codes

- UKI - London

Main site or place of performance

Lot to cover Drainage Repairs and Maintenance – All Estates

II.2.4) Description of the procurement

The Contractor will be expected to provide and manage all the necessary resources and

industry training needs, including appropriately skilled operatives, supply chain partners, tools, vehicles, administration, and supervision to undertake all Drainage Planned Maintenance and Cyclical Cleaning services.

Planned Maintenance and Cyclical Cleaning Services

The Contractor will be expected to work with Poplar Harca to co-ordinate the initial booking and management of appointment slots and manage services in accordance with the below requirements:

Planned maintenance and cyclical cleaning is to be carried out on a quarterly, six-monthly or annual basis, depending on the asset and schedule provided.

The planned maintenance and cyclical cleaning tasks are to include, but are not limited to:

Rodding to remove blockages

Washing out silt

Removing vegetation

Clearing leaves and litter from drains

Maintenance of drain covers

Removing blockages

Replacing missing or damaged lids

High pressure jetting/vacuum truck or tank

Replacement of pipes/runs

Repairing sections of pipes/runs

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: £12,044,500

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

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

Date

2 December 2024

Local time

5:00pm

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

IV.2.7) Conditions for opening of tenders

Date

3 December 2024

Local time

7:00am

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

For more information about this opportunity, please visit the CHIC eSourcing portal at:

<https://app.panacea-software.com/chic/>

VI.4) Procedures for review

VI.4.1) Review body

The High Court, Royal Courts of Justice

The Strand

London

WC2A 2LL

Telephone

+44 2079476000

Country

United Kingdom

VI.4.2) Body responsible for mediation procedures

The High Court, Royal Courts of Justice

The Strand

London

WC2A 2LL

Telephone

+44 2079476000

Country

United Kingdom

VI.4.3) Review procedure

Precise information on deadline(s) for review procedures

Poplar HARCA will observe a ten-day standstill period calculated in accordance with the Public Contracts Regulations 2015. Under those Regulations aggrieved bidders may by way of proceedings in the High Court seek relief in respect of alleged breaches of the Public Contract Regulations 2015 which may include declaring any award ineffective, and/or seeking damages. After expiry of the ten-day standstill period Poplar HARCA will unless prevented by order of the Court conclude and enter the Agreement.

VI.4.4) Service from which information about the review procedure may be obtained

Communities & Housing Investment Consortium Limited

ARK Central, 84 Spencer Street

Birmingham,

B18 6DS

Country

United Kingdom