

This is a published notice on the Find a Tender service: <https://www.find-tender.service.gov.uk/Notice/037278-2024>

Tender

Invitation to Tender for Building Statutory Compliance Works, Planned and Reactive Maintenance, and Minor Works Framework

South Ribble Borough Council
Chorley Borough Council
Chorley Leisure Company
South Ribble Leisure Company

F02: Contract notice

Notice identifier: 2024/S 000-037278

Procurement identifier (OCID): ocds-h6vhtk-04bcb6

Published 18 November 2024, 7:06pm

Section I: Contracting authority

I.1) Name and addresses

South Ribble Borough Council

Civic Centre, W Paddock

Leyland

PR25 1DH

Contact

Procurement Team

Email

procurement@southribble.gov.uk

Country

United Kingdom

Region code

UKD4 - Lancashire

Internet address(es)

Main address

<http://www.southribble.gov.uk/>

Buyer's address

<http://www.southribble.gov.uk/>

I.1) Name and addresses

Chorley Borough Council

Chorley

Email

procurement@chorley.gov.uk

Country

United Kingdom

Region code

UKD4 - Lancashire

Internet address(es)

Main address

<https://chorley.gov.uk/>

I.1) Name and addresses

Chorley Leisure Company

Chorley

Email

procurement@chorley.gov.uk

Country

United Kingdom

Region code

UKD4 - Lancashire

Internet address(es)

Main address

<https://chorleyleisure.com/>

I.1) Name and addresses

South Ribble Leisure Company

South Ribble

Email

procurement@southribble.gov.uk

Country

United Kingdom

Region code

UKD4 - Lancashire

Internet address(es)

Main address

<https://southribbleleisure.com/>

I.2) Information about joint procurement

The contract involves joint procurement

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

Invitation to Tender for Building Statutory Compliance Works, Planned and Reactive Maintenance, and Minor Works Framework

Reference number

DN751722

II.1.2) Main CPV code

- 45000000 - Construction work

II.1.3) Type of contract

Works

II.1.4) Short description

This is a joint procurement exercise undertaken by South Ribble Borough Council, Chorley Borough Council, South Ribble Leisure Company and Chorley Leisure Company (Contract Authorities/CA).

The Contracting Authorities have a continuing requirement for the provision of reactive and planned improvement works across the Authorities portfolio. The aim of this framework is to ensure statutory compliance and efficient maintenance of assets, including reactive repair and maintenance, and planned minor/improvement works that attain a high level of customer satisfaction.

The framework will be broken up into 13 lots. Three bidders will be awarded per lot. A Bidding Organisation can only be awarded on a maximum of two lots.

The number one ranked supplier in the lot will be awarded the servicing/call out element of the contract, the other two suppliers will be eligible to compete for higher-value projects throughout the lifecycle of the framework. The Contracting Authority reserves the right to use the second and/or third ranked contractor within the lot for service/call out element if they deem it necessary due to poor performance or capacity issues from the number one ranked contractor. The maximum number of successful bidders in each Lot may increase where two (2) or more bidders have tied scores. In instances of extreme urgency (i.e. Health and Safety issues) The Contracting Authority reserves the right to Direct Award higher value projects to the number one ranked supplier if deemed necessary. This is detailed further in document 4 (Specification).

Lot 1 Building Fabric

Lot2- Mechanical Gas Safety and Mechanical

Lot 3 – Electrical

Lot 4 - Air Conditioning HVAC

Lot 5 - Legionella

Lot 6 – Fire and Security

Lot 7 – Asbestos

Lot 8 – Drainage and Civils

Lot 9 – Lift Maintenance

Lot 10 - Pool Maintenance

Lot 11 – Principal Contractor

Lot 12 – Roof and Gutter Maintenance

Lot 13 - Distress alarms Maintenance

Please note we will be offering two opportunities for guided site visits. Unfortunately, due to how large the estate is we will not be able to show the entire portfolio, but key buildings will be shown to give a flavour of the estate. As part of this open day The Contract Authority will also give a debrief on the tender process and overview of the tender portals (The Chest and The Social Value Portal). Both days will have the same agenda and presentations.

To gain access to this site day and to receive full details of meeting point/times etc, please confirm your attendance with the name, email address and job title of the attendee (s) via the messaging portal on The Chest.

28th of Nov

2nd of Dec

Please note you will not be added to the visitor list without confirming attendee details via The Chest

The tender pack sets out the specific quality requirements for the service that need to be addressed to ensure a high degree of customer satisfaction. Please refer the tender documentation for a detailed overview of the requirements.

To access the tender pack please go to <https://www.the-chest.org.uk/> and select 'current opportunities' on the left hand side menu, and chose the South Ribble Borough Council option under the 'organisations' filter.

II.1.5) Estimated total value

Value excluding VAT: £22,500,000

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: 2

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

A single bidding entity will be awarded on a maximum of two lots.

There will be three bidders awarded per lot. The number one ranked supplier in the lot will be awarded the servicing/call out element of the contract, the other two suppliers will be eligible to compete for higher-value projects throughout the lifecycle of the framework. The Contracting Authority reserves the right to use the second and/or third ranked contractor within the lot for service/call out element if they deem it necessary due to poor performance or capacity issues from the number one ranked contractor. The maximum number of successful bidders in each Lot may increase where two (2) or more bidders have tied scores. In instances of extreme urgency (i.e. Health and Safety issues) The Contracting Authority reserves the right to Direct Award higher value projects to the number one ranked supplier if deemed necessary. This is detailed further in documents 4 (Specification).

II.2) Description

II.2.1) Title

Lot 1 Building Fabric

Lot No

1

II.2.2) Additional CPV code(s)

- 45000000 - Construction work
 - AA45 - Gold
- 50800000 - Miscellaneous repair and maintenance services

II.2.3) Place of performance

NUTS codes

- UKD4 - Lancashire

II.2.4) Description of the procurement

The primary purpose of this Lot is to provide a mechanism for carrying out building fabric

maintenance work, including reactive repairs and planned small works or projects, such as alterations or renovations. It will also include any reactive maintenance or alteration work that may be required. Project work valued up to GBP £500,000 per project, excluding VAT may also be procured via this lot. There will be a direct award option, as well as a further competition option once the lot is awarded. Please refer to the tender documentation for the detailed overview of the requirements.

II.2.5) Award criteria

Quality criterion - Name: Quality / Weighting: 50

Cost criterion - Name: Cost / Weighting: 50

II.2.6) Estimated value

Value excluding VAT: £3,000,000

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

Duration in months

24

This contract is subject to renewal

Yes

Description of renewals

2 x 12 month extension option

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

Lot 2 - Mechanical Gas Safety and Mechanical

Lot No

2

II.2.2) Additional CPV code(s)

- 50000000 - Repair and maintenance services
- 71315000 - Building services

II.2.3) Place of performance

NUTS codes

- UKD4 - Lancashire

II.2.4) Description of the procurement

The Contracting Authorities wish to appoint up to three Mechanical contractors who are suitably qualified and experienced. This Lot will be used for (but not be limited to) the delivery of servicing, responsive maintenance and undertaking annual Landlord's Gas Safety Records (LGSR) heating safety checks, servicing, and responsive repairs for domestic and commercial gas heating installations, and ad-hoc replacement of boilers, heating systems Project work valued up to GBP £250,000 per project, excluding VAT may also be procured via this lot. There will be a direct award option, as well as a further competition option once the lot is awarded. Please refer to the tender documentation for the detailed overview of the requirements.

II.2.5) Award criteria

Quality criterion - Name: Quality / Weighting: 50

Cost criterion - Name: Cost / Weighting: 50

II.2.6) Estimated value

Value excluding VAT: £1,500,000

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

Duration in months

24

This contract is subject to renewal

Yes

Description of renewals

2 x 12 month extension option

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

Lot 3 – Electrical

Lot No

3

II.2.2) Additional CPV code(s)

- 50000000 - Repair and maintenance services

II.2.3) Place of performance

NUTS codes

- UKD4 - Lancashire

II.2.4) Description of the procurement

The services to be covered by this contract will include but not be limited to Preventive

Maintenance, Corrective Maintenance & Repairs, Energy Efficiency and Upgrades. Project work valued up to GBP £250,000 per project, excluding VAT may also be procured via this lot. There will be a direct award option, as well as a further competition option once the lot is awarded. Please refer to the tender documentation for the detailed overview of the requirements.

II.2.5) Award criteria

Quality criterion - Name: Quality / Weighting: 50

Cost criterion - Name: Cost / Weighting: 50

II.2.6) Estimated value

Value excluding VAT: £1,500,000

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

Duration in months

24

This contract is subject to renewal

Yes

Description of renewals

2 x 12 month extension options

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

Lot 4 - Air Conditioning HVAC

Lot No

4

II.2.2) Additional CPV code(s)

- 45331220 - Air-conditioning installation work

II.2.3) Place of performance

NUTS codes

- UKD4 - Lancashire

II.2.4) Description of the procurement

The Contracting Authority wishes to appoint up to three Air Conditioning / HVAC specialist contractors. REFCOM accreditation is a requirement. The services to be covered by this contract will include but not be limited to Preventive Maintenance, Corrective Maintenance & Repairs, Compliance Checks. Project work valued up to GBP £250,000 per project, excluding VAT may also be procured via this lot. There will be a direct award option, as well as a further competition option once the lot is awarded. Please refer to the tender documentation for the detailed overview of the requirements.

II.2.5) Award criteria

Quality criterion - Name: Quality / Weighting: 50

Cost criterion - Name: Cost / Weighting: 50

II.2.6) Estimated value

Value excluding VAT: £1,500,000

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

Duration in months

24

This contract is subject to renewal

Yes

Description of renewals

2 x 12 month extension option

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

Lot 5 - Legionella

Lot No

5

II.2.2) Additional CPV code(s)

- 42122000 - Pumps
- 42160000 - Boiler installations

II.2.3) Place of performance

NUTS codes

- UKD4 - Lancashire

II.2.4) Description of the procurement

The Contracting Authority wishes to appoint up to three specialist contractors. The services to be covered by this contract will include but not be limited to Preventive Maintenance, Risk Assessment and Review, Corrective Maintenance & Repairs,

Compliance Checks. Project work valued up to GBP £100,000 per project, excluding VAT may also be procured via this lot. There will be a direct award option, as well as a further competition option once the lot is awarded. Please refer to the tender documentation for the detailed overview of the requirements.

II.2.5) Award criteria

Quality criterion - Name: Quality / Weighting: 50

Price - Weighting: 50

II.2.6) Estimated value

Value excluding VAT: £750,000

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

Duration in months

24

This contract is subject to renewal

Yes

Description of renewals

2 x 12 month extension options

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

Lot 6 – Fire and Security

Lot No

6

II.2.2) Additional CPV code(s)

- 31625200 - Fire-alarm systems

II.2.3) Place of performance

NUTS codes

- UKD4 - Lancashire

II.2.4) Description of the procurement

The Contracting Authority wishes to appoint up to three Fire Safety and Security Systems contractors. The services to be covered by this contract will include but not be limited to Preventive Maintenance, Corrective Maintenance & Repairs, Compliance Checks and testing. Project work valued up to GBP £250,000 per project, excluding VAT may also be procured via this lot. There will be a direct award option, as well as a further competition option once the lot is awarded. Please refer to the tender documentation for the detailed overview of the requirements.

II.2.5) Award criteria

Quality criterion - Name: Quality / Weighting: 50

Cost criterion - Name: Cost / Weighting: 50

II.2.6) Estimated value

Value excluding VAT: £1,500,000

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

Duration in months

24

This contract is subject to renewal

Yes

Description of renewals

2 x 12 month extension options

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

Lot 7 – Asbestos

Lot No

7

II.2.2) Additional CPV code(s)

- 90650000 - Asbestos removal services

II.2.3) Place of performance

NUTS codes

- UKD4 - Lancashire

II.2.4) Description of the procurement

The Contracting Authority wishes to appoint up to three asbestos contractors. The contract will cover (but not be limited) a full range of asbestos-related services, including:

- Asbestos Surveying
- Asbestos Testing (Bulk Sampling and Air Monitoring)

- Asbestos Encapsulation
- Asbestos Removal and Disposal

Project work valued up to GBP £250,000 per project, excluding VAT may also be procured via this lot. There will be a direct award option, as well as a further competition option once the lot is awarded. Please refer to the tender documentation for the detailed overview of the requirements.

II.2.5) Award criteria

Quality criterion - Name: Quality / Weighting: 50

Cost criterion - Name: Cost / Weighting: 50

II.2.6) Estimated value

Value excluding VAT: £1,500,000

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

Duration in months

24

This contract is subject to renewal

Yes

Description of renewals

2 x 12 month extension options

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

Lot 8 – Drainage and Civils

Lot No

8

II.2.2) Additional CPV code(s)

- 45232452 - Drainage works

II.2.3) Place of performance

NUTS codes

- UKD4 - Lancashire

II.2.4) Description of the procurement

The Contracting Authority wishes to appoint a contract for the provision of drainage maintenance Services and minor works to pathways, landscaping, car parks and highways. The services to be covered by this contract will include but not be limited to Preventive Maintenance, Corrective Maintenance & Repairs, Planned Maintenance and Reactive Civil Works. Project work valued up to GBP £500,000 per project, excluding VAT may also be procured via this lot. There will be a direct award option, as well as a further competition option once the lot is awarded. Please refer to the tender documentation for the detailed overview of the requirements.

II.2.5) Award criteria

Quality criterion - Name: Quality / Weighting: 50

Cost criterion - Name: Cost / Weighting: 50

II.2.6) Estimated value

Value excluding VAT: £3,000,000

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

Duration in months

This contract is subject to renewal

Yes

Description of renewals

2 x 12 month extension options

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

Lot 9 – Lift Maintenance

Lot No

9

II.2.2) Additional CPV code(s)

- 50000000 - Repair and maintenance services

II.2.3) Place of performance

NUTS codes

- UKD4 - Lancashire

II.2.4) Description of the procurement

The Contracting Authority wishes to appoint a contract for the provision of service and maintenance works of its passenger and mobility lifts. The services to be covered by this contract will include but not be limited to Preventive Maintenance, Corrective Maintenance

& Repairs, Planned Maintenance and Reactive Works. Project work valued up to GBP £250,000 per project, excluding VAT may also be procured via this lot. There will be a direct award option, as well as a further competition option once the lot is awarded. Please refer to the tender documentation for the detailed overview of the requirements.

II.2.5) Award criteria

Quality criterion - Name: Quality / Weighting: 50

Cost criterion - Name: Cost / Weighting: 50

II.2.6) Estimated value

Value excluding VAT: £1,500,000

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

Duration in months

24

This contract is subject to renewal

Yes

Description of renewals

2 x 12 month extension options

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

Lot 10 – Pool Maintenance

Lot No

10

II.2.2) Additional CPV code(s)

- 45212212 - Construction work for swimming pool

II.2.3) Place of performance

NUTS codes

- UKD4 - Lancashire

II.2.4) Description of the procurement

The lot will cover (but not be limited to) the Repair, Maintenance, Periodic Inspection and Servicing of Swimming Pool Systems and Plant. Project work valued up to GBP £250,000 per project, excluding VAT may also be procured via this lot. There will be a direct award option, as well as a further competition option once the lot is awarded. Please refer to the tender documentation for the detailed overview of the requirements.

II.2.5) Award criteria

Quality criterion - Name: Quality / Weighting: 50

Cost criterion - Name: Cost / Weighting: 50

II.2.6) Estimated value

Value excluding VAT: £1,500,000

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

Duration in months

24

This contract is subject to renewal

Yes

Description of renewals

2 x 12 month extension options

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

Lot 11 – Principal Contractor

Lot No

11

II.2.2) Additional CPV code(s)

- 45000000 - Construction work

II.2.3) Place of performance

NUTS codes

- UKD4 - Lancashire

II.2.4) Description of the procurement

Multi-disciplinary internal / external improvement works that may include multiple elements of Lots 1 – 13 of the frameworks plus additional non-defined works related to the maintenance, improvement and repair of properties including but not limiting painting and decorating, general refurbishment requirements, joinery requirements etc. Project work valued up to GBP £500,000 per project, excluding VAT may also be procured via this lot. There will be a direct award option, as well as a further competition option once the lot is awarded. Please refer to the tender documentation for the detailed overview of the requirements.

II.2.5) Award criteria

Quality criterion - Name: Quality / Weighting: 50

Cost criterion - Name: Cost / Weighting: 50

II.2.6) Estimated value

Value excluding VAT: £3,000,000

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

Duration in months

24

This contract is subject to renewal

Yes

Description of renewals

2 x 12 month extension options

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

Lot 12 – Roof and Gutter Maintenance

Lot No

12

II.2.2) Additional CPV code(s)

- 45260000 - Roof works and other special trade construction works

II.2.3) Place of performance

NUTS codes

- UKD4 - Lancashire

II.2.4) Description of the procurement

The Contract will cover (but not be limited to) the repair and maintenance of roofs across The Contracting Authorities operational and investment estate. Project work valued up to GBP £250,000 per project, excluding VAT may also be procured via this lot. There will be a direct award option, as well as a further competition option once the lot is awarded. Please refer to the tender documentation for the detailed overview of the requirements.

II.2.5) Award criteria

Quality criterion - Name: Quality / Weighting: 50

Cost criterion - Name: Cost / Weighting: 50

II.2.6) Estimated value

Value excluding VAT: £1,500,000

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

Duration in months

24

This contract is subject to renewal

Yes

Description of renewals

2 x 12 month extension option

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

Lot 13 Distress alarms Maintenance (Service applicable to The Leisure Company's only)

Lot No

13

II.2.2) Additional CPV code(s)

- 31600000 - Electrical equipment and apparatus
- 31620000 - Sound or visual signalling apparatus

II.2.3) Place of performance

NUTS codes

- UKD4 - Lancashire

II.2.4) Description of the procurement

South Ribble Leisure Company and Chorley Leisure Company wish to appoint a contractor (s) for the service, repair, and maintenance of distress alarms across both Councils operational and investment estate:

- Pool Drowning Alarm systems
- Gym Emergency Alarm system
- Emergency Pull cord systems
- Front of House Panic Alarm systems

Project work valued up to GBP £250,000 per project, excluding VAT may also be procured via this lot. There will be a direct award option, as well as a further competition option once the lot is awarded. Please refer to the tender documentation for the detailed overview of the requirements.

II.2.5) Award criteria

Quality criterion - Name: Quality / Weighting: 50

Cost criterion - Name: Cost / Weighting: 50

II.2.6) Estimated value

Value excluding VAT: £750,000

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

Duration in months

24

This contract is subject to renewal

Yes

Description of renewals

2 x 12 month extension options

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.1.3) Information about a framework agreement or a dynamic purchasing system

The procurement involves the establishment of a framework agreement

Framework agreement with several operators

In the case of framework agreements, provide justification for any duration exceeding 4 years:

IV.1.8) Information about the Government Procurement Agreement (GPA)

The procurement is covered by the Government Procurement Agreement: No

IV.2) Administrative information

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

Date

6 January 2025

Local time

12:00pm

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

English

IV.2.7) Conditions for opening of tenders

Date

6 January 2025

Local time

1:00pm

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

South Ribble Borough Council

Leyland

Country

United Kingdom

VI.4.2) Body responsible for mediation procedures

South Ribble Borough Council

Leyland

Country

United Kingdom