

UK-London: building and facilities management services

2010/S 47-069378

CONTRACT NOTICE

Services

SECTION I: CONTRACTING AUTHORITY

I.1) NAME, ADDRESSES AND CONTACT POINT(S):

The Mayor and Burgesses of the London Borough of Haringey as Corporate Trustees of Alexandra Park and Palace Charitable Trust [APPCT], Alexandra Palace, Alexandra Palace Way, Attn: Construction Procurement Group, London N22 7AY , UNITED KINGDOM. Tel. +44 2084891073. E-mail: apfm@haringey.gov.uk. Fax +44 2084891759.

Further information can be obtained at: The Mayor and Burgesses of the London Borough of Haringey, Floor 5, Alexandra House, 10 Station Road, Wood Green, Attn: Construction Procurement Group, London N22 7TR , UNITED KINGDOM. Tel. +44 2084891073. E-mail: apfm@haringey.gov.uk. Fax +44 2084891759.

Specifications and additional documents (including documents for competitive dialogue and a dynamic purchasing system) can be obtained at: The Mayor and Burgesses of the London Borough of Haringey, Floor 5, Alexandra House, 10 Station Road, Wood Green, Attn: Construction Procurement Group, London N22 7TR , UNITED KINGDOM. Tel. +44 2084891073. E-mail: apfm@haringey.gov.uk. Fax +44 2084891759.

Tenders or requests to participate must be sent to: The Mayor and Burgesses of the London Borough of Haringey, Floor 5, Alexandra House, 10 Station Road, Wood Green, Attn: Construction Procurement Group, London N22 7TR , UNITED KINGDOM. Tel. +44 2084891073. E-mail: apfm@haringey.gov.uk. Fax +44 2084891759.

I.2) TYPE OF THE CONTRACTING AUTHORITY AND MAIN ACTIVITY OR ACTIVITIES:

Regional or local authority.

General public services.

Recreation, culture and religion.

The contracting authority is purchasing on behalf of other contracting authorities: no.

SECTION II: OBJECT OF THE CONTRACT

II.1) DESCRIPTION

II.1.1) Title attributed to the contract by the contracting authority:

UK-London: Alexandra palace integrated facilities management [fm] contract.

II.1.2) Type of contract and location of works, place of delivery or of performance:

Services.

Service category: No 1.

Main place of performance: Alexandra Palace, Alexandra Way, Wood Green, London N22 7AY Outer London Outer London.

NUTS code: UKI2.

II.1.3) The notice involves:

A public contract.

II.1.4) Information on framework agreement:

II.1.5) Short description of the contract or purchase(s):

Alexandra Park and Palace Charitable Trust intends to appoint a single contractor to undertake the co-ordination, management and delivery of an Integrated Facilities Management [FM] contract comprising planned and reactive maintenance; security; support to events and individual small projects. Building and facilities management services. Security services. Repair and maintenance services of electrical and mechanical building installations. Facilities management services. Repair and maintenance services of building installations. Repair and maintenance services.

II.1.6) Common procurement vocabulary (CPV):

79993000, 50700000, 50000000, 50710000, 79993100, 79710000.

II.1.7) Contract covered by the Government Procurement Agreement (GPA):

No.

II.1.8) Division into lots:

No.

II.1.9) Variants will be accepted:

No.

II.2) QUANTITY OR SCOPE OF THE CONTRACT

II.2.1) Total quantity or scope:

The Contract will be established for an initial period of 4 years. This arrangement may be extended for 2 further periods of 1 year each. The annual expenditure is estimated at up to 1 500 000 GBP in total.

Estimated value excluding VAT:

Range: between 6 000 000 and 11 000 000 GBP.

II.2.2) Options:

Yes.

Description of these options: See options to extend at II.2.1 above.

Provisional timetable for recourse to these options: in months: 48 (from the award of the contract).

Number of possible renewals: 2.

II.3) DURATION OF THE CONTRACT OR TIME-LIMIT FOR COMPLETION:

Duration in months: 48 (from the award of the contract).

SECTION III: LEGAL, ECONOMIC, FINANCIAL AND TECHNICAL INFORMATION

III.1) CONDITIONS RELATING TO THE CONTRACT

III.1.1) Deposits and guarantees required:

Parent Company Guarantee/and or performance bond.

III.1.2) Main financing conditions and payment arrangements and/or reference to the relevant provisions regulating them:

Will be specified in the tender documents.

III.1.3) Legal form to be taken by the group of economic operators to whom the contract is to be awarded:

Joint and several liability in the event of a joint bid.

III.1.4) Other particular conditions to which the performance of the contract is subject:

No.

III.2) CONDITIONS FOR PARTICIPATION

III.2.1) Personal situation of economic operators, including requirements relating to enrolment on professional or trade registers:

Information and formalities necessary for evaluating if requirements are met: (a) is bankrupt or is being wound up, where his affairs are being administered by the court, where he has entered into an arrangement with creditors, where he has suspended business activities or is in any analogous situation arising from a similar procedure under national laws and regulations;

(b) is the subject of proceedings for a declaration of bankruptcy, for an order for compulsory winding up or administration by the court or of an arrangement with creditors or of any other similar proceedings under national laws and regulations;

(c) has been convicted by a judgment which has the force of *res judicata* in accordance with the legal provisions of the country of any offence concerning his professional conduct;

(d) has been guilty of grave professional misconduct proven by any means which the contracting authorities can demonstrate;

(e) has not fulfilled obligations relating to the payment of social security contributions in accordance with the legal provisions of the country in which he is established or with those of the country of the contracting authority;

(f) has not fulfilled obligations relating to the payment of taxes in accordance with the legal provisions of the country in which he is established or with those of the country of the contracting authority;

(g) is guilty of serious misrepresentation in supplying the information required under this Section or has not supplied such information;

(h) has been the subject of a conviction for participation in a criminal organisation, as defined in Article 2(1) of Council Joint Action 98/733/JHA;

(i) has been the subject of a conviction for corruption, as defined in Article 3 of the Council Act of 26.5.1972 and Article 3(1) of Council Joint Action 98/742/JHA3 respectively;

(j) has been the subject of a conviction for fraud within the meaning of Article 1 of the Convention relating to the protection of the financial interests of the European Communities;

(k) has been the subject of a conviction for money laundering, as defined in Article 1 of Council Directive 91/308/EEC of 10.6.1991 on prevention of the use of the financial system for the purpose of money laundering.

Will be specified in the Tender Documents and will be in accordance with Article 45 to 52 of Directive 2004/18/EC and Regulation 23 to 29 of the Public Contracts Regulations 2006 and as set out in the pre-qualification questionnaire available from the address in section I.2.

III.2.2) **Economic and financial capacity:**

Information and formalities necessary for evaluating if requirements are met: (a) appropriate statements from banks or, where appropriate, evidence of relevant professional risk indemnity insurance;

(b) the presentation of balance-sheets or extracts from the balance-sheets, where publication of the balance-sheet is required under the law of the country in which the economic operator is established;

(c) a statement of the undertaking's overall turnover and, where appropriate, of turnover in the area covered by the contract for a maximum of the last 3 financial years available, depending on the date on which the undertaking was set up or the economic operator started trading, as far as the information on these turnovers is available.

Will be specified in the tender Documents, and will be in accordance with Article 47 of Directive 2004/18/EC and Regulations 24 and 26 of the Public Contracts Regulations 2006 and as set out in the pre-qualification questionnaire available from the address in section I.2.

Minimum level(s) of standards possibly required: The Authority will undertake a Dun and Bradstreet, or equally approved credit check on applicants and the minimum acceptable rating from this check is noted in the pre-qualification questionnaire available from the address in section I.2. An award of contract will not be made where the total value of the work per annum envisaged under the relevant contract exceeds 25 % of the Applicant's annual turnover. Consortia applications may be submitted.

III.2.3) **Technical capacity:**

Information and formalities necessary for evaluating if requirements are met:
Will be specified in the pre qualification questionnaire and tender documents.

III.2.4) **Reserved contracts:**

No.

III.3) **CONDITIONS SPECIFIC TO SERVICES CONTRACTS**

III.3.1) **Execution of the service is reserved to a particular profession:**

No.

III.3.2) **Legal entities should indicate the names and professional qualifications of the staff responsible for the execution of the service:**

Yes.

SECTION IV: PROCEDURE

IV.1) **TYPE OF PROCEDURE**

IV.1.1) **Type of procedure:**

Restricted.

IV.1.2) **Limitations on the number of operators who will be invited to tender or to participate:**

Envisaged minimum number: 5. Maximum number: 8

Objective criteria for choosing the limited number of candidates: As stated in the pre qualification questionnaire.

IV.1.3) **Reduction of the number of operators during the negotiation or dialogue:**

IV.2) **AWARD CRITERIA**

IV.2.1) **Award criteria:**

The most economically advantageous tender in terms of the criteria stated in the specifications, in the invitation to tender or to negotiate or in the descriptive document.

IV.2.2) **An electronic auction will be used:**

No.

IV.3) **ADMINISTRATIVE INFORMATION**

IV.3.1) **File reference number attributed by the contracting authority:**

APIFM2010.

IV.3.2) **Previous publication(s) concerning the same contract:**

No.

IV.3.3) **Conditions for obtaining specifications and additional documents or descriptive document:**

Time limit for receipt of requests for documents or for accessing documents: 6.4.2010 - 13:00.

Payable documents: no.

IV.3.4) **Time-limit for receipt of tenders or requests to participate:**

12.4.2010 - 13:00.

IV.3.5) **Date of dispatch of invitations to tender or to participate to selected candidates:**

10.6.2010.

IV.3.6) **Language(s) in which tenders or requests to participate may be drawn up:**

English.

IV.3.7) **Minimum time frame during which the tenderer must maintain the tender:**

IV.3.8) **Conditions for opening tenders:**

Date: 20.7.2010 - 13:00.

Place: London Borough of Haringey, Construction Procurement Group, Floor 5, Alexandra House, 10 Station Road, Wood Green, London, N22 7TR. UNITED KINGDOM.

Persons authorised to be present at the opening of tenders: yes.

Haringey authorised officers.

SECTION VI: COMPLEMENTARY INFORMATION

VI.1) THIS IS A RECURRENT PROCUREMENT:

No.

VI.2) CONTRACT RELATED TO A PROJECT AND/OR PROGRAMME FINANCED BY EU FUNDS:

No.

VI.3) ADDITIONAL INFORMATION:

(1) Certain expenditure may be funded from various budgets - information not known.

(2) The Contracting Authority is The Mayor and Burgesses of the London Borough of Haringey as Corporate Trustees of Alexandra Park and Palace Charitable Trust.

(3) The selection process will have a balanced weighting between quality & price as detailed in the PQQ. A clarification interview may form part of the quality evaluation criteria.

(4) The Contracting Authority has a duty to deliver Best Value and Performance Improvement in accordance with the UK-Local Government Act 1999 and the UK-Audit Commission Act 1998. The requirements under these two UK-Acts will have been considered and reflected in the Contracting Authority's tender evaluation criteria and weightings.

(5) The contractor will be required as a condition of contract to comply with Haringey Council's Contract Procedure rules.

(6) Where more than one organisation from the same group of companies wishes to submit an expression of interest, only one organisation will be considered for shortlisting. In the event of more than one organisation from the same group of companies being eligible for shortlisting, all but one of the organisations will be requested to withdraw. The decision on which organisations withdraw will be left to the organisations involved.

(7) The minimum annual turnover (or joint turnover where a consortia application) requirement for this project is 6 000 000 GBP.

(8) Applicants are advised that TUPE may apply to the existing employees engaged on the current contracts; relevant details will be included within the tender.

(9) All Security Service Officers must hold a Security Industry Authority (SIA) licence as required under the Private Security Industry Act 2001.

GO reference: GO 10030422/01.

VI.4) PROCEDURES FOR APPEAL

VI.4.1) Body responsible for appeal procedures:

VI.4.2) Lodging of appeals:

Precise information on deadline(s) for lodging appeals: Any appeals under this process should be addressed to the contact in section I.1. The process for appeals is in accordance with Regulation 32 (Information about contract award procedures and the application of a standstill period prior to contract award) and regulation 47 (Enforcement of Obligations) of the Public Contracts Regulations 2006.

VI.4.3) Service from which information about the lodging of appeals may be obtained:

VI.5) DATE OF DISPATCH OF THIS NOTICE:

4.3.2010.