

1516-897 – Boiler replacement and other mechanical works at two primary schools in Islington

Islington Council invites suitable expressions of interest from suppliers for boiler replacement at Highbury Quadrant Primary School; and for boiler and hot water storage tanks replacement and National Grid district heating connections at Montem Primary School, Hornsey Road.

Current status / Background

Islington Council's Children's Services has prioritised existing school heating plant which requires replacement. This is reflected in condition reports for the two schools. The heating system plant at Highbury Quadrant Primary School contains existing commercial gas boilers installed approximately 20 years ago and at the end of their usable life. The commercial gas boilers at Montem Primary School were also installed approximately 20 years ago and are at the end of their usable life. Annual servicing and maintenance has highlighted obsolete serviceable parts which means that future boiler maintenance tasks will be expensive and/or involve prolonged boiler plant down-time.

In addition, the National Grid is developing a site adjacent to Montem Primary School to upgrade its infrastructure, including a major electrical sub-station. As part of the Section 106 works the National Grid is providing a district heating system which will include Montem Primary School. The works required here will also include creating an interface between the district heating system and Montem Primary School heating system.

The requirement

Islington Council requires the replacement of existing boilers at Highbury Quadrant Primary School and the replacement of existing boilers, hot water storage tanks and connection of National Grid District Heating System at Montem Primary School. The new works will include:

- More efficient boilers
- More efficient hot water storage tanks
- More efficient heating controls
- Connection of National Grid district heating system

School boiler replacement/upgrade works are best conducted outside the heating season and within periods of prolonged school non-operational times. The task involves works in a small boiler room space, therefore limiting the number of operatives at the same time. The successful contractor shall be ready to mobilise resources from 7 - 21 July 2016 with the commencement of works 21 July and the completion of works no later than 24 October 2016; although return visits to Montem Primary School are required for seasonal re-commissioning of the district heating system: April 2017, July 2017, October 2017 and January 2018.

Lots

Islington Council is not using separate lots, to ensure continuity across the two sites with a single project management team.

TUPE [Transfer of Undertakings (Protection of Employment) Regulations]

Potential providers must be aware that TUPE may or may not apply to this service. Further details will be available in the invitation to tender.

Contract Period

The contract period will be for 18 months from an estimated start date 21 July 2016.

Contract Value

The estimated total value of this contract is between £400,000 and £475,000 over the maximum 18 months term of the contract.

Award criteria

The contract will be awarded to the Most Economically Advantageous Tender (MEAT) in accordance with the Public Contracts Regulations. MEAT for this contract is quality 40% and cost 60%. Further details will be provided in the invitation to tender.

Cost 60%

Quality 40%, made up of:

Proposed approach to demonstrating social value in the delivery of the contract to include environmental considerations (5%)

Proposed approach to implementing, undertaking and the delivery of boiler replacement works within an operational school (15%) ensuring:

- completion of works within the agreed timescale and carrying out works sensitively on an operational site
- works are regulated and implemented by appropriate trades personnel;
- access and separation of construction / school areas
- health & safety

Proposed approach to implementing quality management procedures in the delivery of this contract within a tight budget (10%) including:

- contract and site management including the resolution of potential delays.
- on- site supervision and adhere to all statutory standards and regulations
- operating and proactive monitoring of Health and Safety standards and performance including emergency plans (fire)
- the identification and resolution of snags/defects.

Proposed approach to partnership working and service delivery in carrying out the works (10%) including:

- communications
- customer service and focus
- school/site security

Total 100%

Tenderers should be aware that we reserve the right to hold interviews during the tender process will be for verification/clarification purposes of the written submission.

We reserve the right to interview leading bidders.

Procurement Process

The contract will be procured using the Restricted Procedure. The Restricted Procedure means the procurement process will be conducted in two stages.

The first stage will involve selecting a maximum of five (5) highest-scoring organisations through a pre-qualification questionnaire (PQQ). All submissions will be subject to minimum requirements as stated in the PQQ.

The second stage will be an evaluation of tenders submitted by bidders who are selected at the PQQ stage.

How to express an interest

If you wish to apply for this contract please follow the steps below:

Register your company free of charge via the link on the right hand side of this page under 'Related Websites' **London Tenders Portal**.

Await acceptance. You will receive an email confirming your username and password.

Use your username and password to log into the London Tenders Portal and express your interest in 1516-897 – Boiler replacement and other mechanical works at two primary schools in Islington; categories: 50531100 - Repair and maintenance services of boilers; 50720000 - Repair and maintenance services of central heating

Shortly after you have expressed interest, you will receive a second email containing a link to access the pre-qualification questionnaire.

Deadlines

The deadline for expressions of interest is: **11 am on 22/03/2016**

Submission of pre-qualification questionnaires by: **midday on 22/03/2016**

Late submissions will not be accepted.

Additional information

Islington Council and its partners are committed to work towards a 'Fairer Islington', for more information see www.islington.gov.uk.

Please **do not** include any publicity material with your submissions.

Islington Council aims to provide equality of opportunity and welcomes applicants who meet the qualitative selection criteria from black and minority ethnic communities and disabled groups.

The Council encourages all types of organisation who meet the qualitative selection criteria including Voluntary and Community Sector (VCS) organisations, Social Enterprises or not for profit enterprises and small to medium enterprises (SME) to tender.

Your submission will be marked in stages. Only applicants who meet the requirements at each stage will progress to the next stage. Further details will be contained in the tender documents.

Please include the Contract Number 1516-897 of this tender process when communicating with the Council in any way.

All questions relating to this contract should be raised via the question and answer section of the relevant contract on the London Tenders Portal. Please do not contact any officer of the council directly.

Applicants are advised that all costs incurred either directly or indirectly in preparation, submission or otherwise related to this advertisement will be borne by them, and in no circumstances will the council be responsible for any such costs. Applicants are also advised that the council at its sole discretion acting reasonably and in good faith reserves the right to abandon the procurement at any stage prior to contract award.

As part of a commitment to transparency the council is now publishing all spend over £500 each month. This includes spend on contracts, so the successful contractor should expect details of spend against the contract to appear on the council website www.islington.gov.uk. The council is also committed to publishing tender and contract documentation after contract award stage. Commercially sensitive information will be redacted from documentation. What constitutes commercially sensitive information is a matter for the council's sole discretion. However, tenderers will be invited to identify information they consider to be commercially sensitive in their tender return and this will be taken into account in the council forming a view.

