

Joint Procurement for Response and Void Repairs, Cyclical Inspection of Gas and Electrical Installations and Planned Maintenance Work 5 Geographical Lot

Working
together for
positive change

Participating AHB's

- Oaklee Housing
- Clanmil Housing Ireland
- HAIL
- Procurement Specialists
 - Impart Links



Benefits of Collaborative Procurement

- Economies of scale
- Saving in the overall effort for AHB's
- Lower costs for the market.
- Opportunity to develop procurement-related expertise
- To drive standardisation

Business Drivers

Effective Procurement

- Strong Tendering – maximising e-tendering
- Contract Management – ensure on going cost management.
- Maximise value for Money
- Delivering Customer Satisfaction
- Collaborate with others
 - joint procurement is to achieve economies of scale and to promote and achieve mutual efficiencies and synergies
 - better delivery of services to the tenants
- Shared efficiencies and shared learning
- Added value of partnership/multi agency working
- Approved Housing Bodies cannot individually be expert at everything!

Collaboration overview

- 3 Approved Housing Bodies
- Management Agreement
 - Protection of each Association from the acts or omissions of the other Associations
 - Agreed portions % of shared costs
- Individual Contracts
 - Form of Contract - Public Works Term
Maintenance and Refurbishment Works Contract

Tender Pack Overview

- Open Procedure (Instructions to Tenderer)
- Suitability Assessment Questionnaire
- Preliminaries
- Specification
- Pricing Document
- Form of Contract (Public Works Term Maintenance and Refurbishment Works Contract).
- Project Supervisor Agreement
- Data Processing Agreement

Scored Quality Question and Price Award Criterion

- Award Criterion
 - 40% Scored Quality Questions & 60% price
- Scored Quality Question
 - Organisational Chart and Structure
 - Mobilisation
 - IT, Systems and Communications
 - Customer Care
 - Method Statement: Management, Delivery and Quality
 - Method Statement: Cost Management

Scope of Work

- Response repairs to domestic buildings, gas and electric installations.
- Periodic electrical inspections
- Annual Gas boiler servicing
- Out of hours emergency service
- Responsive repairs to Void Properties
- Planned or component replacement.
 - Kitchens
 - Bathrooms
- Any other building component or asset as determined by the Employer

Preliminaries

- Undertaking of Works
- Works Orders
- Information Technology and Communication
- Service Providers Obligations
- Hours of Work/Out of Hours Work
- Working in and Adjacent to occupied and unoccupied premises.
- Appointments, access and abortive calls
- Payment
- Workmanship and materials
- Statutory obligations, Health and Safety Etc.
- Administration of the works
- Conduct
- Execution of the periodic servicing and inspection of Gas appliances
- Execution of the periodic servicing and inspection of Electrical appliances
- KPI Framework

Specification

- General
- External works
- Fencing and gates
- Drainage
- Concrete work
- Brick and block work
- Roofing
- Carpentry
- Replacement of windows and external doors
- Heating systems
- Electrical systems
- Performance specification for replacement PVC windows
- Performance specification for replacement timber windows
- Metal work
- Plastering
- Glazing
- Plumbing
- Electrical works
- Specification, smoke, heat and CO alarms
- Kitchen furniture and installation
- Bathroom and kitchen re-wire standards

Pricing Document

GR - Groundworks

FE - Fencing and Gates

DR - Drainage

BL - Brickwork

RF - Roofing

JR - Carpentry & Joinery

PL - Plasterwork & Other finishes

WF - Wall & Floor Tile and Sheet Finishes

PA - Painting & Decorating

CC - Cleaning & Clearance

GL - Glazing

PL - Plumbing

HE - Heating, Gas Appliances and Installation

EL - Electrical

DA - Disabled Adaptations and Minor Works

AC - Scaffolding and access

AC	27
BL	21
CC	9
DA	4
DR	6
EL	158
FE	20
FL	2
GL	11
GR	8
HE	66
JR	215
PA	22
PL	139
PT	23
RF	40
WF	18

Pricing Document

- Non standard items (hr rate)
 - Plumber
 - Carpenter/Joiner
 - Construction Operative (Bricklayer/Plasterer/Roofer)
 - General Operative/Labourer
 - Electrical Engineer
 - Gas Engineer
 - Oil Heating Engineer
 - Drainage Operative
 - Fire Alarm
 - Roofer
- Plant Cost
- Material
- **Planned Components**
 - Small Kitchen
 - Medium Kitchen
 - Large Kitchen
 - Bathroom – Full bathroom with shower over bath
 - Bathroom with out WC
 - Bathroom separate toilet with washbasin

Contractor Management

- Response Time
 - Immediate – 4 hours
 - Emergency – 24 hours
 - Urgent - 4 working days
 - Routine – 28 calendar days
- Re-Let/VOID properties (value defined)
 - Category 1 – 3 working days
 - Category 2 – 5 working days
 - Category 3 – 10 working days
 - Category 4 – 28 working days or to be defined
- KPI 1 Customer Satisfaction – overall
- KPI 2 Defects – from Client post inspections
- KPI 3 Time – Responsive Maintenance completed in time
- KPI 4 Time – Voids completed in time
- KPI 5 Safety – Service Provider's accident record
- KPI 6 First time fix (Responsive Maintenance)
- KPI 7 Recalls to Defects during the Defects Liability Period
- KPI 8 Responsive Maintenance appointments kept
- KPI 9 Default Notices issued

Tender Outcomes

- Each lot had 3-4 returned tenders.
- Irish based contractors ability to respond to quality element of tender was poor. Better quality from NI based Contractors
- Ability to deliver at scale and provide back office support
- Smaller local based contractors daunted by tender documents.

Thank You.
Any questions?

