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Contract

EMSP Facilities Management

Highlands and Islands Enterprise

F03: Contract award notice

Notice identifier: 2025/S 000-000788

Procurement identifier (OCID): ocds-h6vhtk-04977f

Published 10 January 2025, 10:30am

Section I: Contracting authority

I.1) Name and addresses

Highlands and Islands Enterprise

An Lòchran, 10 Inverness Campus

Inverness

IV2 5NA

Contact

hieprocurement

Email

hieprocurement@hient.co.uk

Telephone

+44 1463245245

Country

United Kingdom

NUTS code

UKM6 - Highlands and Islands

Internet address(es)

Main address

<http://www.hie.co.uk>

Buyer's address

https://www.publiccontractsscotland.gov.uk/search/Search_AuthProfile.aspx?ID=AA00313

I.2) Information about joint procurement

The contract is awarded by a central purchasing body

I.4) Type of the contracting authority

Regional or local Agency/Office

I.5) Main activity

Economic and financial affairs

Section II: Object

II.1) Scope of the procurement

II.1.1) Title

EMSP Facilities Management

Reference number

FTS 34

II.1.2) Main CPV code

- 79993000 - Building and facilities management services

II.1.3) Type of contract

Services

II.1.4) Short description

THIS IS A CONTRACT AWARD NOTICE AND AS SUCH THE PROCUREMENT PROCESS IS COMPLETE.

Highlands and Islands Enterprise (HIE) require a supplier to provide Facilities Management services at the European Marine Science Park (EMSP), Dunstaffnage, Argyll (initially at Malin House, then at Camas House as well from October 2025).

The services will be required from 13 January 2025, for an initial period of 3 years, unless terminated in accordance with the provisions of the Contract, with HIE having the option to extend for a period or periods together not exceeding 1 year following the Initial Term.

II.1.6) Information about lots

This contract is divided into lots: No

II.1.7) Total value of the procurement (excluding VAT)

Value excluding VAT: £665,875.33

II.2) Description

II.2.2) Additional CPV code(s)

- 79993100 - Facilities management services
- 45259000 - Repair and maintenance of plant
- 45259300 - Heating-plant repair and maintenance work
- 50324200 - Preventive maintenance services
- 50500000 - Repair and maintenance services for pumps, valves, taps and metal containers and machinery
- 50530000 - Repair and maintenance services of machinery
- 50531100 - Repair and maintenance services of boilers
- 50532400 - Repair and maintenance services of electrical distribution equipment
- 50532000 - Repair and maintenance services of electrical machinery, apparatus and associated

equipment

- 50710000 - Repair and maintenance services of electrical and mechanical building installations
- 50711000 - Repair and maintenance services of electrical building installations
- 50712000 - Repair and maintenance services of mechanical building installations
- 90910000 - Cleaning services
- 90911000 - Accommodation, building and window cleaning services
- 90911200 - Building-cleaning services
- 71421000 - Landscape gardening services
- 79993000 - Building and facilities management services

II.2.3) Place of performance

NUTS codes

- UKM - Scotland

Main site or place of performance

European Marine Science Park (Malin and Camas House), Dunstaffnage

II.2.4) Description of the procurement

HIE requires a suitably qualified and experienced supplier to provide facilities management services at EMSP (Malin and Camas House), whilst offering best value in the expenditure of public funds.

The requirements cover soft and hard FM services as well as tenant liaison.

II.2.5) Award criteria

Quality criterion - Name: Cyber Security / Weighting: pass/fail

Quality criterion - Name: Prompt Payment Standard Clause / Weighting: pass/fail

Quality criterion - Name: Delivery Methodology / Weighting: 15%

Quality criterion - Name: Management Methodology / Weighting: 10%

Quality criterion - Name: Management and Delivery Team / Weighting: 15%

Quality criterion - Name: Fair Work First / Weighting: 5%

Quality criterion - Name: Payment of the Real Living Wage / Weighting: pass/fail

Quality criterion - Name: Environmental Sustainability and Net Zero / Weighting: 10%

Quality criterion - Name: Monitoring and Reporting of Community Benefits / Weighting: 5%

Price - Weighting: 40%

II.2.11) Information about options

Options: Yes

Description of options

Due to character limits, please refer to the 'contract variation' section in the Scope of Requirements and Tender Guidance Notes document.

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.2.14) Additional information

Economic operators may be excluded from this competition if they are in any of the situations referred to in Regulation 58 of the Public Contracts (Scotland) Regulations 2015.

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.2.1) Previous publication concerning this procedure

Notice number: [2024/S 000-028048](#)

Section V. Award of contract

Contract No

FTS 34

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

8 January 2025

V.2.2) Information about tenders

Number of tenders received: 2

Number of tenders received from SMEs: 2

Number of tenders received from tenderers from other EU Member States: 0

Number of tenders received from tenderers from non-EU Member States: 2

Number of tenders received by electronic means: 2

The contract has been awarded to a group of economic operators: No

V.2.3) Name and address of the contractor

Oban Electrical Services (Ltd)

19 Stevenson Street

Oban

PA34 5NA

Country

United Kingdom

NUTS code

- UKM63 - Lochaber, Skye & Lochalsh, Arran & Cumbrae and Argyll & Bute

The contractor is an SME

Yes

V.2.4) Information on value of contract/lot (excluding VAT)

Total value of the contract/lot: £665,875.33

V.2.5) Information about subcontracting

The contract is likely to be subcontracted

Value or proportion likely to be subcontracted to third parties

Proportion: 15 %

Short description of the part of the contract to be subcontracted

specialist contractors required for annual preventative
maintenance

Section VI. Complementary information

VI.3) Additional information

The figure used in I.1.5 & II.2.6. reflects the contract value including the option extension period. It also includes allowances for additional services at Camas House; reactive repairs; cleaning consumables; asset replacements; biomass pellets; price increases as per the Terms and Conditions.

(SC Ref:784553)

VI.4) Procedures for review

VI.4.1) Review body

Inverness Sheriff Court and Justice of the Peace Court

The Inverness Justice Centre, Longman Road

Inverness

IV1 1 AH

Email

inverness@scotcourts.gov.uk

Telephone

+44 1463230782

Country

United Kingdom

Internet address

<https://www.scotcourts.gov.uk/the-courts/court-locations/inverness-sheriff-court-and-justice-of-the-peace-court>