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Tender

## **Property Maintenance - Building, Mechanical & Electrical**

Warwickshire County Council

F02: Contract notice

Notice identifier: 2023/S 000-001930

Procurement identifier (OCID): ocds-h6vhtk-039987

Published 20 January 2023, 8:58pm

### **Section I: Contracting authority**

#### **I.1) Name and addresses**

Warwickshire County Council

Shire Hall, Market Square

WARWICK

CV344RL

#### **Email**

[procurement@warwickshire.gov.uk](mailto:procurement@warwickshire.gov.uk)

#### **Country**

United Kingdom

#### **Region code**

UKG13 - Warwickshire

#### **Justification for not providing organisation identifier**

Not on any register

**Internet address(es)**

Main address

[www.warwickshire.gov.uk](http://www.warwickshire.gov.uk)

Buyer's address

[www.warwickshire.gov.uk/procurement](http://www.warwickshire.gov.uk/procurement)

**I.3) Communication**

The procurement documents are available for unrestricted and full direct access, free of charge, at

[www.csw-jets.co.uk](http://www.csw-jets.co.uk)

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

[www.csw-jets.co.uk](http://www.csw-jets.co.uk)

**I.4) Type of the contracting authority**

Regional or local authority

**I.5) Main activity**

General public services

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## **Section II: Object**

### **II.1) Scope of the procurement**

#### **II.1.1) Title**

Property Maintenance - Building, Mechanical & Electrical

Reference number

wcc - 15370

#### **II.1.2) Main CPV code**

- 45000000 - Construction work

#### **II.1.3) Type of contract**

Works

#### **II.1.4) Short description**

Warwickshire County Council (WCC) invite bids for the provision of Building, Mechanical and Electrical Property Maintenance (the contract) as part of a suite of services provided to WCC's department of Property Services, Maintenance and Compliance Services.

The contract will be used for various functions in and around the county of Warwickshire, in properties owned and/or operated by WCC and other properties managed by WCC through trading.

The contract will deliver a fully comprehensive maintenance package that incorporates three distinct works streams. Reactive Maintenance; Planned Maintenance (projects); and M&E Equipment Servicing (Planned Preventative Maintenance).

There are three lots available to bid on.

- i) Lot 1 - Building Maintenance
- ii) Lot 2 - Mechanical and Electrical Maintenance
- iii) Lot 3 - Combined (Building, Mechanical and Electrical)

#### **II.1.5) Estimated total value**

Value excluding VAT: £200,000,000

### **II.1.6) Information about lots**

This contract is divided into lots: Yes

Tenders may be submitted for all lots

## **II.2) Description**

### **II.2.1) Title**

Lot 1 - Building

Lot No

1

### **II.2.2) Additional CPV code(s)**

- 50000000 - Repair and maintenance services

### **II.2.3) Place of performance**

NUTS codes

- UKG - West Midlands (England)

### **II.2.4) Description of the procurement**

Warwickshire County Council (WCC) invite bids for the provision of Building, Mechanical and Electrical Property Maintenance (the contract) as part of a suite of services provided to WCC's department of Property Services, Maintenance and Compliance Services. The contract will be used for various functions in and around the county of Warwickshire, in properties owned and/or operated by WCC and other properties managed by WCC through trading.

The contract will deliver a fully comprehensive maintenance package that incorporates three distinct works streams. Reactive Maintenance; Planned Maintenance (projects); and M&E Equipment Servicing (Planned Preventative Maintenance).

### **II.2.5) Award criteria**

Price is not the only award criterion and all criteria are stated only in the procurement documents

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

Duration in months

48

This contract is subject to renewal

Yes

Description of renewals

The initial term of the contract is 48 months with the option to extend for up to a maximum additional 48 months.

### **II.2.10) Information about variants**

Variants will be accepted: Yes

### **II.2.11) Information about options**

Options: Yes

Description of options

The initial term of the contract is 48 months with the option to extend for up to a maximum additional 48 months

## **II.2) Description**

### **II.2.1) Title**

Lot 2 - Mechanical & Electrical

Lot No

2

### **II.2.2) Additional CPV code(s)**

- 50000000 - Repair and maintenance services

### **II.2.3) Place of performance**

NUTS codes

- UKG - West Midlands (England)

#### **II.2.4) Description of the procurement**

Warwickshire County Council (WCC) invite bids for the provision of Building, Mechanical and Electrical Property Maintenance (the contract) as part of a suite of services provided to WCC's department of Property Services, Maintenance and Compliance Services. The contract will be used for various functions in and around the county of Warwickshire, in properties owned and/or operated by WCC and other properties managed by WCC through trading.

The contract will deliver a fully comprehensive maintenance package that incorporates three distinct works streams. Reactive Maintenance; Planned Maintenance (projects); and M&E Equipment Servicing (Planned Preventative Maintenance).

#### **II.2.5) Award criteria**

Price is not the only award criterion and all criteria are stated only in the procurement documents

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

Duration in months

48

This contract is subject to renewal

Yes

Description of renewals

The initial contract period is 48 months with the option to extend for up to a maximum additional 48 months

#### **II.2.10) Information about variants**

Variants will be accepted: Yes

#### **II.2.11) Information about options**

Options: Yes

Description of options

The initial contract period is 48 months with the option to extend for up to a maximum additional 48 months.

## **II.2) Description**

### **II.2.1) Title**

Lot 3 - Combined Building, Mechanical & Electrical

Lot No

3

### **II.2.2) Additional CPV code(s)**

- 50000000 - Repair and maintenance services

### **II.2.3) Place of performance**

NUTS codes

- UKG - West Midlands (England)

### **II.2.4) Description of the procurement**

Warwickshire County Council (WCC) invite bids for the provision of Building, Mechanical and Electrical Property Maintenance (the contract) as part of a suite of services provided to WCC's department of Property Services, Maintenance and Compliance Services. The contract will be used for various functions in and around the county of Warwickshire, in properties owned and/or operated by WCC and other properties managed by WCC through trading.

The contract will deliver a fully comprehensive maintenance package that incorporates three distinct works streams. Reactive Maintenance; Planned Maintenance (projects); and M&E Equipment Servicing (Planned Preventative Maintenance).

### **II.2.5) Award criteria**

Price is not the only award criterion and all criteria are stated only in the procurement documents

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

Duration in months

48

This contract is subject to renewal

Yes

Description of renewals

The initial contract term is 48 months with the option to extend by up to a maximum additional 48 months.

#### **II.2.10) Information about variants**

Variants will be accepted: Yes

#### **II.2.11) Information about options**

Options: Yes

Description of options

The initial contract term is 48 months with the option to extend by up to a maximum additional 48 months.

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### **Section III. Legal, economic, financial and technical information**

#### **III.1) Conditions for participation**

##### **III.1.2) Economic and financial standing**

Selection criteria as stated in the procurement documents

##### **III.1.3) Technical and professional ability**

Selection criteria as stated in the procurement documents



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## **Section IV. Procedure**

### **IV.1) Description**

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

Competitive procedure with negotiation

#### **IV.1.4) Information about reduction of the number of solutions or tenders during negotiation or dialogue**

Recourse to staged procedure to gradually reduce the number of solutions to be discussed or tenders to be negotiated

#### **IV.1.5) Information about negotiation**

The contracting authority reserves the right to award the contract on the basis of the initial tenders without conducting negotiations

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

Date

24 February 2023

Local time

1:00pm

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

English

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## **Section VI. Complementary information**

### **VI.1) Information about recurrence**

This is a recurrent procurement: Yes

### **VI.3) Additional information**

The contract value stated in this notice includes for any as yet unknown increases in funding or requirement over the life of the contract. To assist bidders, the most recent value of spend per annum was c£8m for Building and c£9m for Mechanical and Electrical, these figures are provided to assist potential bidders and do not form a contractual commitment.

Warwickshire County Council will be using its e-tendering system (In-Tend) for the administration of this procurement process and providers must register with the system to be able to express an interest. The web address is: [www.csw-jets.co.uk](http://www.csw-jets.co.uk)

Registration and use of In-Tend is free. Once registered, all correspondence for this procurement process must be via the in-tend correspondence function. However, if you are unable to register with the website please email us at [procurement@warwickshire.gov.uk](mailto:procurement@warwickshire.gov.uk)

### **VI.4) Procedures for review**

#### **VI.4.1) Review body**

Royal Courts of Justice

London

Country

United Kingdom