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Tender

## **676\_20 Facilities Management Services**

ESPO

F02: Contract notice

Notice identifier: 2021/S 000-002497

Procurement identifier (OCID): ocds-h6vhtk-029128

Published 8 February 2021, 3:33pm

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

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

ESPO

Barnsdale Way, Grove Park, Enderby

Leicester

LE19 1ES

#### **Contact**

Place and Environment Procurement Team

#### **Email**

[tenders@espo.org](mailto:tenders@espo.org)

#### **Telephone**

+44 1162657943

**Country**

United Kingdom

**NUTS code**

UKF21 - Leicester

**Internet address(es)**

Main address

<http://www.espo.org/>

**I.3) Communication**

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

<https://www.eastmidtenders.org>

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

<https://www.eastmidtenders.org>

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

Regional or local authority

**I.5) Main activity**

Other activity

Local Authority Services

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## **Section II: Object**

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

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

676\_20 Facilities Management Services

Reference number

DN443826

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

- 79993100 - Facilities management services

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

Services

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

ESPO is seeking to establish a multi supplier framework agreement for the provision of Facilities Management (FM) Services. This national framework will provide a complete suite of facilities management services for customers seeking to aggregate their requirements.

The framework will consist of 3 Lots based on total contract value.

Lot 1 –Facilities Management Services – Total assessed contract value £0 - £1,000,000

Lot 2 –Facilities Management Services – Total assessed contract value £1,000,001 - £4,999,999

Lot 3 –Facilities Management Services – Total assessed contract value £5,000,000 +

It will be a mandatory requirement that tenderers are able to provide at least 75% of the services listed within the specification if they intend to tender for either Lot 1, 2 or 3.

To tender: (a) Go to [www.eastmidstenders.org](http://www.eastmidstenders.org), (b) Register (c) Search for tender opportunity '676\_20' d) Express an interest (e) Download the tender from the website.

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

Value excluding VAT: £500,000,000

### **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**

Facilities Management Services – Total assessed contract value £0 - £1,000,000

Lot No

1

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

- 45000000 - Construction work
- 45452000 - Exterior cleaning work for buildings
- 50000000 - Repair and maintenance services
- 50324200 - Preventive maintenance services
- 50334400 - Communications system maintenance services
- 50340000 - Repair and maintenance services of audio-visual and optical equipment
- 50531200 - Gas appliance maintenance services
- 50532000 - Repair and maintenance services of electrical machinery, apparatus and associated equipment
- 50610000 - Repair and maintenance services of security equipment
- 50700000 - Repair and maintenance services of building installations
- 50750000 - Lift-maintenance services

- 50800000 - Miscellaneous repair and maintenance services
- 50850000 - Repair and maintenance services of furniture
- 50883000 - Repair and maintenance services of catering equipment
- 55300000 - Restaurant and food-serving services
- 55500000 - Canteen and catering services
- 55520000 - Catering services
- 64100000 - Post and courier services
- 71314000 - Energy and related services
- 71315000 - Building services
- 71317210 - Health and safety consultancy services
- 72253000 - Helpdesk and support services
- 72514300 - Facilities management services for computer systems maintenance
- 77211500 - Tree-maintenance services
- 77310000 - Planting and maintenance services of green areas
- 77314000 - Grounds maintenance services
- 79710000 - Security services
- 79952000 - Event services
- 79992000 - Reception services
- 79993000 - Building and facilities management services
- 79993100 - Facilities management services
- 90500000 - Refuse and waste related services
- 90700000 - Environmental services

- 90710000 - Environmental management
- 90900000 - Cleaning and sanitation services
- 90910000 - Cleaning services
- 90911000 - Accommodation, building and window cleaning services
- 90922000 - Pest-control services
- 98310000 - Washing and dry-cleaning services

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

NUTS codes

- UK - UNITED KINGDOM

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

Facilities Management Services.

Tenderers are required to provide and deliver an integrated multidisciplinary range of facilities management services for customers with a total assessed contract value in the range £0 - £1,000,000.

Tenderers will need to be able to provide the services within one or more of the following geographical regions: East Midlands; East of England; North East England; North West England; South East England; South West England; West Midlands; Yorkshire & Humber; London; Scotland; Wales; and Northern Ireland.

It will be a mandatory requirement that tenderers are able to provide at least 75% of the services listed within the specification if they intend to tender for either Lot 1, 2 or 3.

The following information is applicable for all lots:

ESPO has established a commercial trading company, ESPO Trading Limited, whose target clients are third sector organisations such as national and local charities, public sector mutual organisations and other organisations involved in the delivery of services to or for the public sector. The successful Supplier may be asked to enter into an additional separate framework agreement (the Second Framework) with ESPO Trading Limited on materially similar terms to that found in the tender pack to be entered into by ESPO itself.

Any Second Framework agreement will be a purely commercial agreement and will, for the

avoidance of doubt, not be governed by the Public Contract Regulations 2015 or other public procurement legislation. ESPO Trading Limited may enter into the second framework agreement with the successful supplier and make it available to third sector clients who themselves are not required to follow the Public Contracts Regulations 2015 or other public procurement legislation. Accordingly, this is provided for bidders' information only.

An eAuction process may be used to award subsequent call off contracts following the reopening of competition among the parties to the Framework Agreement.

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

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

### **II.2.6) Estimated value**

Value excluding VAT: £167,000,000

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

Start date

1 May 2021

End date

30 April 2024

This contract is subject to renewal

No

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

Variants will be accepted: No

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

Options: Yes

Description of options

The framework agreement has the option to extend for up to a further 12 months. The total estimated value stated in Section II.1.5 includes the option period.

### **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) Description**

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

Facilities Management Services – Total assessed contract value £1,000,001 - £4,999,999

Lot No

2

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

- 45000000 - Construction work
- 45452000 - Exterior cleaning work for buildings
- 50000000 - Repair and maintenance services
- 50324200 - Preventive maintenance services
- 50334400 - Communications system maintenance services
- 50340000 - Repair and maintenance services of audio-visual and optical equipment
- 50531200 - Gas appliance maintenance services
- 50532000 - Repair and maintenance services of electrical machinery, apparatus and associated equipment
- 50610000 - Repair and maintenance services of security equipment
- 50700000 - Repair and maintenance services of building installations
- 50750000 - Lift-maintenance services



- 50800000 - Miscellaneous repair and maintenance services
- 50850000 - Repair and maintenance services of furniture
- 50883000 - Repair and maintenance services of catering equipment
- 55300000 - Restaurant and food-serving services
- 55500000 - Canteen and catering services
- 55520000 - Catering services
- 64100000 - Post and courier services
- 71314000 - Energy and related services
- 71315000 - Building services
- 71317210 - Health and safety consultancy services
- 72253000 - Helpdesk and support services
- 72514300 - Facilities management services for computer systems maintenance
- 77211500 - Tree-maintenance services
- 77310000 - Planting and maintenance services of green areas
- 77314000 - Grounds maintenance services
- 79710000 - Security services
- 79952000 - Event services
- 79992000 - Reception services
- 79993000 - Building and facilities management services
- 79993100 - Facilities management services
- 90500000 - Refuse and waste related services
- 90700000 - Environmental services

- 90710000 - Environmental management
- 90900000 - Cleaning and sanitation services
- 90910000 - Cleaning services
- 90911000 - Accommodation, building and window cleaning services
- 90922000 - Pest-control services
- 98310000 - Washing and dry-cleaning services

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

NUTS codes

- UK - UNITED KINGDOM

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

Facilities Management Services.

Tenderers are required to provide and deliver an integrated multidisciplinary range of facilities management services for customers with a total assessed contract value in the range £1,000,001 - £4,999,999.

Tenderers will need to be able to provide the services within one or more of the following geographical regions: East Midlands; East of England; North East England; North West England; South East England; South West England; West Midlands; Yorkshire & Humber; London; Scotland; Wales; and Northern Ireland.

It will be a mandatory requirement that tenderers are able to provide at least 75% of the services listed within the specification if they intend to tender for either Lot 1, 2 or 3.

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

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

### **II.2.6) Estimated value**

Value excluding VAT: £167,000,000

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

Start date

1 May 2021

End date

30 April 2024

This contract is subject to renewal

No

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

Variants will be accepted: No

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

Options: Yes

Description of options

The framework agreement has the option to extend for up to a further 12 months. The total estimated value stated in Section II.1.5 includes the option period.

## **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) Description**

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

Facilities Management Services – Total assessed contract value £5,000,000 +

Lot No

3

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

- 45000000 - Construction work
- 45452000 - Exterior cleaning work for buildings
- 50000000 - Repair and maintenance services
- 50324200 - Preventive maintenance services
- 50334400 - Communications system maintenance services
- 50340000 - Repair and maintenance services of audio-visual and optical equipment
- 50531200 - Gas appliance maintenance services
- 50532000 - Repair and maintenance services of electrical machinery, apparatus and associated equipment
- 50610000 - Repair and maintenance services of security equipment
- 50700000 - Repair and maintenance services of building installations
- 50750000 - Lift-maintenance services
- 50800000 - Miscellaneous repair and maintenance services
- 50850000 - Repair and maintenance services of furniture
- 50883000 - Repair and maintenance services of catering equipment
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- 55520000 - Catering services
- 64100000 - Post and courier services
- 71314000 - Energy and related services
- 71315000 - Building services

- 71317210 - Health and safety consultancy services
- 72253000 - Helpdesk and support services
- 72514300 - Facilities management services for computer systems maintenance
- 77211500 - Tree-maintenance services
- 77310000 - Planting and maintenance services of green areas
- 77314000 - Grounds maintenance services
- 79710000 - Security services
- 79952000 - Event services
- 79992000 - Reception services
- 79993000 - Building and facilities management services
- 79993100 - Facilities management services
- 90500000 - Refuse and waste related services
- 90700000 - Environmental services
- 90710000 - Environmental management
- 90900000 - Cleaning and sanitation services
- 90910000 - Cleaning services
- 90911000 - Accommodation, building and window cleaning services
- 90922000 - Pest-control services
- 98310000 - Washing and dry-cleaning services

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

NUTS codes

- UK - UNITED KINGDOM

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

Facilities Management Services.

Tenderers are required to provide and deliver an integrated multidisciplinary range of facilities management services for customers with a total assessed contract value of £5,000,000 or above.

Tenderers will need to be able to provide the services within one or more of the following geographical regions: East Midlands; East of England; North East England; North West England; South East England; South West England; West Midlands; Yorkshire & Humber; London; Scotland; Wales; and Northern Ireland.

It will be a mandatory requirement that tenderers are able to provide at least 75% of the services listed within the specification if they intend to tender for either Lot 1, 2 or 3.

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

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

## **II.2.6) Estimated value**

Value excluding VAT: £166,000,000

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

Start date

1 May 2021

End date

30 April 2024

This contract is subject to renewal

No

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

Variants will be accepted: No

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

Options: Yes

Description of options

The framework agreement has the option to extend for up to a further 12 months. The total estimated value stated in Section II.1.5 includes the option period.

### **II.2.13) Information about European Union Funds**

The procurement is related to a project and/or programme financed by European Union funds: No

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

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

#### **III.1.1) Suitability to pursue the professional activity, including requirements relating to enrolment on professional or trade registers**

List and brief description of conditions

Tenderers must be able to provide at least 75% of the services listed within the specification if they intend to tender for either Lot 1, 2 or 3.

#### **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

### **III.2) Conditions related to the contract**

#### **III.2.2) Contract performance conditions**

This contract will operate on-going contract monitoring procedures following award, to ensure financial stability requirements are maintained.

Credit rating checks will be carried out on a regular basis, using the credit rating agency, Creditsafe Business Solutions Limited.

Any changes will be assessed (compared with a baseline credit rating score obtained at contract award stage) and significant changes or sustained degradation will be investigated.

ESPO shall monitor the financial stability of the awarded Suppliers during the period of the Agreement by reference to credit ratings agency reports. ESPO shall obtain a credit score for the Supplier on or before the Framework start date as a base score and where a significant change in the credit score is identified over the life of the Framework Agreement, ESPO reserves the right to investigate the reasons for this significant change. Depending on the severity of the changes, it will be at the sole discretion of ESPO to suspend or even permanently remove the Supplier from the Framework Agreement.

ESPO shall monitor the Suppliers' performance against the set framework key performance indicators including the delivery of social value to Customers by reference to the social value reports prepared by the Suppliers and /or by the Social Value Portal on behalf of the Suppliers to ESPO and the Customer.

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## **Section IV. Procedure**

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

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

Open procedure

#### **IV.1.3) Information about a framework agreement or a dynamic purchasing system**

The procurement involves the establishment of a framework agreement

Framework agreement with several operators

In the case of framework agreements, provide justification for any duration exceeding 4 years:

#### **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: [2020/S 146-360568](#)

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

Date

11 March 2021

Local time

12:00pm

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

English

### **IV.2.6) Minimum time frame during which the tenderer must maintain the tender**

Duration in months: 4 (from the date stated for receipt of tender)

### **IV.2.7) Conditions for opening of tenders**

Date

11 March 2021

Local time

12:00pm

## Section VI. Complementary information

### VI.1) Information about recurrence

This is a recurrent procurement: No

### VI.3) Additional information

As a Central Purchasing Body as defined in the Public Contracts Regulations 2015, the Framework Agreement is open for use by Public Bodies (defined at [https://www.espo.org/ESPO/media/Documents/FAQs/ESPO-s\\_powers\\_to\\_trade\\_website\\_-2016-12-22.pdf](https://www.espo.org/ESPO/media/Documents/FAQs/ESPO-s_powers_to_trade_website_-2016-12-22.pdf)) that also fall into one of the following classifications of user throughout all administrative regions of the UK: Local Authorities; Educational Establishments (including Academies); Central Government Departments and Agencies; Police, Fire & Rescue and Coastguard Emergency Services; NHS and HSC Bodies, including Ambulance Services; Registered Charities; Registered Social Landlords; The Corporate Office of the House of Lords, The Corporate Officer of the House of Commons; or any public body established by or under the Scotland Act 1998 or any Act of the Scottish Parliament. Details of the classification of end user establishments and geographical areas are available at: <http://www.espo.org/About-us-%281%29/FAQs/Legal>

### VI.4) Procedures for review

#### VI.4.1) Review body

The Royal Court of Justice

The Strand

London

WC2A 2LL

Country

United Kingdom

#### VI.4.3) Review procedure

Precise information on deadline(s) for review procedures

ESPO will incorporate a minimum 10 calendar day standstill period at the point information on the award of the contract is communicated to tenderers. Applicants who are unsuccessful

shall be informed by ESPO as soon as possible after the decision has been made as to the reasons why the applicant was unsuccessful. If an appeal regarding the award of the contract has not been successfully resolved, The Public Contracts Regulations 2015 (SI 2105 No. 102) provide for aggrieved parties who have been harmed or are at risk of harm by breach of the rules to take legal action. Any such action must be brought within the applicable limitation period. Where a contract has not been entered into, the Court may order the setting aside of the award decision or order for any document to be amended and may award damages, make a declaration of ineffectiveness, order for a fine to be paid, and/or order the duration of the contract be shortened. The purpose of the standstill period referred to above is to allow the parties to apply to the Courts to set aside the award decision before the contract is entered into.