

This is a published notice on the Find a Tender service: <https://www.find-tender.service.gov.uk/Notice/003549-2025>

Tender

Hard FM ELFT

East London NHS foundation Trust

F02: Contract notice

Notice identifier: 2025/S 000-003549

Procurement identifier (OCID): ocds-h6vhtk-04db3e

Published 3 February 2025, 5:32pm

Section I: Contracting authority

I.1) Name and addresses

East London NHS foundation Trust

The Robert Dolan House

london

E18DE

Contact

Harpreet bhachu

Email

harpreet.bhachu2@nhs.net

Country

United Kingdom

Region code

UKI42 - Tower Hamlets

Internet address(es)

Main address

<https://www.elft.nhs.uk/>

Buyer's address

<https://www.elft.nhs.uk/>

I.3) Communication

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

<https://health-family.force.com/s/Welcome>

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

<https://health-family.force.com/s/Welcome>

Tenders or requests to participate must be submitted to the above-mentioned address

Electronic communication requires the use of tools and devices that are not generally available. Unrestricted and full direct access to these tools and devices is possible, free of charge, at

<https://health-family.force.com/s/Welcome>

I.4) Type of the contracting authority

Body governed by public law

I.5) Main activity

Health

Section II: Object

II.1) Scope of the procurement

II.1.1) Title

Hard FM ELFT

II.1.2) Main CPV code

- 79993100 - Facilities management services

II.1.3) Type of contract

Services

II.1.4) Short description

Tenders are invited from interested parties for the provision of Hard FM service, for East London NHS foundation Trust, accordance with the Tender Specification within Document ITT

II.1.5) Estimated total value

Value excluding VAT: £12,000,000

II.1.6) Information about lots

This contract is divided into lots: No

II.2) Description

II.2.2) Additional CPV code(s)

- 85100000 - Health services
- 79993000 - Building and facilities management services

II.2.3) Place of performance

NUTS codes

- UKI42 - Tower Hamlets

II.2.4) Description of the procurement

East London NHS Foundation Trust (ELFT) has chosen the Competitive Procedure with Negotiation (CPN) under the Public Contracts Regulations 2015 (Regulation 29) to procure a fully outsourced and managed hard facilities management (FM) contract

This decision is based on the following considerations:

1. Complexity of Requirements

- o The scope of the hard FM contract includes statutory compliance, reactive and planned maintenance, and sustainability initiatives, which require bidders to propose tailored and innovative solutions.
- o ELFT operates a diverse estate with varying building types, including hospitals, community health centers, and administrative offices, necessitating flexibility in delivery models.
- o The complexity and uniqueness of these requirements warrant a process that allows for clarification and refinement of bids through negotiation.

2. Achieving Value for Money (VfM)

- o The negotiation phase allows ELFT to explore opportunities for enhanced service delivery, cost efficiency, and innovation in areas such as energy management, compliance, and technology integration.
- o By engaging with bidders during negotiations, ELFT can ensure proposals align with its strategic objectives, including achieving net-zero targets and delivering social value outcomes.

3. Mitigating Risk

- o The CPN process enables ELFT to work collaboratively with bidders to address potential risks, such as:

- o TUPE transitions for existing staff.

- o Mobilization challenges.

- o Compliance with statutory regulations (e.g., Health Technical Memoranda, Building Regulations).

- o This reduces the likelihood of post-award issues and ensures robust contractual arrangements.

4. Promoting Innovation and Sustainability

- o ELFT aims to encourage bidders to propose innovative solutions that go beyond standard hard FM practices, such as adopting energy-efficient technologies or implementing predictive maintenance systems.
- o The ability to negotiate allows ELFT to refine and enhance these proposals, ensuring they deliver long-term sustainability benefits.

5. Ensuring Stakeholder Alignment

- o The negotiation process ensures that the final contract aligns with the diverse needs of ELFT's stakeholders, including patients, staff, and regulators.
- o This approach also provides an opportunity to address specific local needs and priorities, such as integrating social value initiatives that benefit the communities ELFT serves.

6. Legal and Procedural Compliance

The CPN process complies with Regulation 29 of the Public Contracts Regulations 2015, which permits its use where:

Requirements cannot be met without adaptation or bespoke solutions.

The contract involves design or innovative solutions.

The specifications cannot be established with sufficient precision upfront.

The contract will run for an initial period from 2nd September 2025 to 1st September 2028 with options to extend for a further two twelve-month periods,, reviewed annually, with a final end date of 1st September 2030.

The estimated total value of the contract over its duration (including the extension options if these are taken up) is £19,500,000 million excluding VAT.

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: £12,000,000

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

Duration in months

36

This contract is subject to renewal

Yes

Description of renewals

options to extend for a further two twelve-month periods,, reviewed annually, with a final end date of 1st September 2030.

II.2.9) Information about the limits on the number of candidates to be invited

Envisaged minimum number: 3

Maximum number: 6

Objective criteria for choosing the limited number of candidates:

The selection stage is the first stage of the procurement process and completed SQs will be assessed against the selection criteria to arrive at a short-list of Tenderers who will be invited to submit tenders at the second stage of the procurement process. It is intended that three Tenderers will be invited to submit tenders although the University reserves the right to change this number. In accordance with regulation 65(7) of the Public Contracts Regulations 2015 ("PCRs"), the Trust also reserves the right to only invite those Tenderers meeting the selection criteria even if this falls below the statutory minimum number of three.

II.2.10) Information about variants

Variants will be accepted: No

II.2.11) Information about options

Options: No

II.2.13) Information about European Union Funds

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

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

III.2) Conditions related to the contract

III.2.1) Information about a particular profession

Execution of the service is reserved to a particular profession

III.2.3) Information about staff responsible for the performance of the contract

Obligation to indicate the names and professional qualifications of the staff assigned to performing the contract

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.1.8) 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

6 March 2025

Local time

12:00pm

IV.2.3) Estimated date of dispatch of invitations to tender or to participate to selected candidates

3 April 2025

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

Tender must be valid until: 26 August 2025

Section VI. Complementary information

VI.1) Information about recurrence

This is a recurrent procurement: No

VI.2) Information about electronic workflows

Electronic ordering will be used

Electronic invoicing will be accepted

Electronic payment will be used

VI.4) Procedures for review

VI.4.1) Review body

High Court of Justice for England and Wales

The Strand

London

WC2A 2LL

Country

United Kingdom

VI.4.2) Body responsible for mediation procedures

East London NHS foundation Trust

The Robert Dolan House

london

E18DE

Email

elft.procurement@nhs.net

Country

United Kingdom

Internet address

<https://www.elft.nhs.uk/>

VI.4.3) Review procedure

Precise information on deadline(s) for review procedures

Any review proceedings should be promptly brought to the attention of the Chief Financial Officer of the University at the address provided above and will be dealt with in accordance

with the requirements of the Public Contracts Regulations 2015 ('PCRs 2015'). Any review proceedings must be brought within the timescales specified by the applicable law, including, without limitation, the PCRs 2015. In accordance with the PCRs 2015, the

University will incorporate a minimum 10-calendar day standstill period from the date information on the award of the contract is communicated to tenderers.

VI.4.4) Service from which information about the review procedure may be obtained

East London NHS foundation Trust

The Robert Dolan House

london

E18DE

Email

elft.procurement@nhs.net

Country

United Kingdom

Internet address

<https://www.elft.nhs.uk/>