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Tender

## **TKAT Asset Management Services Framework Agreement**

The Kemnal Academies Trust

F02: Contract notice

Notice identifier: 2022/S 000-004727

Procurement identifier (OCID): ocds-h6vhtk-031913

Published 18 February 2022, 10:33pm

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

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

The Kemnal Academies Trust

The Atkins Centre, Kemnal Technology College, Sevenoaks Way,

Sidcup

DA14 5AA

#### **Email**

[procurement@tkat.org](mailto:procurement@tkat.org)

#### **Country**

United Kingdom

#### **NUTS code**

UKJ4 - Kent

#### **Internet address(es)**

Main address

<https://www.tkat.org/>

### **I.3) Communication**

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

<https://in-tendhost.co.uk/educationportal/asp/Home>

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

<https://in-tendhost.co.uk/educationportal/asp/Home>

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

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

Body governed by public law

### **I.5) Main activity**

Education

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## **Section II: Object**

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

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

TKAT Asset Management Services Framework Agreement

Reference number

TKAT 21022

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

- 45214000 - Construction work for buildings relating to education and research

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

## Works

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

TKAT has a requirement for a range of construction works and services. The purpose of the tender is to meet these requirements to establish a Framework Agreement for Provision of Asset Management Services which all TKAT academies and the TKAT Asset Management Team and other Corporate Services can access. The Framework Consists of 12 Lots: Lot 1 Property Consultants, Lot 2 Mechanical and Electrical Consultants, Lot 3 General Contractors Low Value Projects for Small Medium Enterprise Geographical base, Lot 4 General Contractors High Value Projects, Lot 5 Electrical Contractors, Low Value Projects, Lot 6 Electrical Contractors High Value Projects, Lot 7 Mechanical Contractors Low Value Projects, Lot 8 Mechanical Contractors High Value Projects, Lot 9 Fire Alarm and Security Contractors, Lot 10 Fencing and Gate Contractors, Lot 11 Roofing Contractors, Lot 12 Windows and Doors Contractors.

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

Value excluding VAT: £22,000,000

### **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**

Property Consultants

Lot No

1

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

- 71300000 - Engineering services

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

NUTS codes

- UKJ4 - Kent

Main site or place of performance

Bidders to visit the TKAT website for further details of the locations of the 45 schools within the Trust.

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

Consultant to coordinate and manage numerous general building and construction activities and be suitably qualified to appoint Principal Contractors under CDM Regulations 2015.

#### **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: £1,676,000

#### **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

Subject to the performance of the suppliers and the future needs of the Trust

#### **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

## **II.2) Description**

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

Mechanical & Electrical Consultants

Lot No

2

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

- 71300000 - Engineering services

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

NUTS codes

- UKJ4 - Kent

Main site or place of performance

Visit the TKAT website to for the locations of the 45 schools within the Trust

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

Consultant to carry out, coordinate and manage numerous general building and construction activities that primarily include complex M&E requirements and be suitably qualified to be appointed as Principal Contractor under CDM Regulations 2015.

### **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: £862,400

### **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

Subject to the performance of the suppliers and the future requirements of the Trust

### **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

## **II.2) Description**

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

General Contractors Low Value Projects for Small Medium Enterprises /Geographical Base

Lot No

3

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

- 45214000 - Construction work for buildings relating to education and research

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

NUTS codes

- UKJ4 - Kent

Main site or place of performance

Bidders to visit the TKAT website for further details of the locations of the 45 schools within the Trust.

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

Contractor to carry out, coordinate and manage numerous general building and construction activities and be suitably qualified to be appointed as Principal Contractor under CDM Regulations 2015.

#### **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: £4,950,000

#### **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

Subject to the performance of the suppliers and the future needs of the Trust

#### **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

### **II.2) Description**

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

## General Contractors High Value Projects

Lot No

4

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

- 45214000 - Construction work for buildings relating to education and research

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

NUTS codes

- UKJ4 - Kent

Main site or place of performance

Bidders to visit the TKAT website for further details of the locations of the 45 schools within the Trust.

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

Contractor to carry out, coordinate and manage numerous general building and construction activities and be suitably qualified to be appointed as Principal Contractor under CDM Regulations 2015.

### **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: £4,235,000

### **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

Subject to the performance of the suppliers and the future needs of the Trust

### **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

## **II.2) Description**

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

Electrical Contractors Low Value Projects

Lot No

5

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

- 45310000 - Electrical installation work

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

NUTS codes

- UKJ4 - Kent

Main site or place of performance

Bidders to visit the TKAT website for further details of the locations of the 45 schools within the Trust.

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

Contractor to carry out, coordinate and manage electrical and lighting works and manage associated construction activities typical for the role, also suitably qualified to be

appointed as Principal Contractor under CDM Regulations 2015.

### **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: £1,265,000

### **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

Subject to the performance of the suppliers and the future needs of the Trust

### **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

## **II.2) Description**

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

Electrical Contractors High Value Projects

Lot No

6

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

- 45300000 - Building installation work

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

NUTS codes

- UKJ4 - Kent

Main site or place of performance

Bidders to visit the TKAT website for further details of the locations of the 45 schools within the Trust.

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

Contractor to carry out, coordinate and manage electrical and lighting works and manage associated construction activities typical for the role, also suitably qualified to be appointed as Principal Contractor under CDM Regulations 2015.

### **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: £880,000

### **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

Subject to the performance of the suppliers and the future needs of the Trust

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

Variants will be accepted: Yes

### **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

## **II.2) Description**

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

Mechanical Contractors Low Value Projects

Lot No

7

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

- 50700000 - Repair and maintenance services of building installations

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

NUTS codes

- UKJ4 - Kent

Main site or place of performance

Bidders to visit the TKAT website for further details of the locations of the 45 schools within the Trust.

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

Contractor to carry out, coordinate and manage mechanical and electromechanical works and manage associated construction activities typical for the role, also suitably qualified to be appointed as Principal Contractor under CDM Regulations 2015.

### **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: £1,155,000

### **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

Subject to the performance of the suppliers and the future needs of the Trust

### **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

## **II.2) Description**

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

Mechanical Contractors High Value Projects

Lot No

8

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

- 50700000 - Repair and maintenance services of building installations

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

NUTS codes

- UKJ4 - Kent

Main site or place of performance

Bidders to visit the TKAT website for further details of the locations of the 45 schools within the Trust.

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

Contractor to carry out, coordinate and manage mechanical and electromechanical works and manage associated construction activities typical for the role, also suitably qualified to be appointed as Principal Contractor under CDM Regulations 2015.

### **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: £990,000

### **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

Subject to the performance of the suppliers and the future needs of the Trust

### **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

## **II.2) Description**

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

Fire Alarm and Security Contractors

Lot No

9

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

- 35100000 - Emergency and security equipment

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

NUTS codes

- UKJ4 - Kent

Main site or place of performance

Bidders to visit the TKAT website for further details of the locations of the 45 schools within the Trust.

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

Contractor to carry out, coordinate and manage fire alarm and security installation works and manage associated construction activities typical for the role, also suitably qualified to be appointed as Principal Contractor under CDM Regulations 2015.

### **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: £1,100,000

### **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

Subject to the performance of the suppliers and the future needs of the Trust

### **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

## **II.2) Description**

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

Fencing and Gate Contractors

Lot No

10

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

- 45342000 - Erection of fencing

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

NUTS codes

- UKJ4 - Kent

Main site or place of performance

Bidders to visit the TKAT website for further details of the locations of the 45 schools within the Trust.

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

Contractor to carry out, coordinate and manage numerous general building and construction activities based on the supply and installation of Fencing and Gates. And be suitably qualified to be appointed as Principal Contractor under CDM Regulations 2015.

#### **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: £825,000

#### **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

Subject to the performance of the suppliers and the future needs of the Trust

#### **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

## **II.2) Description**

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

Roofing Contractors

Lot No

11

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

- 45260000 - Roof works and other special trade construction works

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

NUTS codes

- UKJ4 - Kent

Main site or place of performance

Bidders to visit the TKAT website for further details of the locations of the 45 schools within the Trust.

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

Contractor to carry out, coordinate and manage numerous general building and construction activities based around a variety of Roofing works. And be suitably qualified to be appointed as Principal Contractor under CDM Regulations 2015.

### **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: £2,035,000

### **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

Subject to the performance of the suppliers and the future needs of the Trust

### **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

## **II.2) Description**

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

Windows and Doors Contractors

Lot No

12

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

- 45421100 - Installation of doors and windows and related components

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

NUTS codes

- UKJ4 - Kent

Main site or place of performance

Bidders to visit the TKAT website for further details of the locations of the 45 schools

within the Trust.

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

Contractor to carry out, coordinate and manage numerous general building and construction activities based around a variety of Windows & Door works. And be suitably qualified to be appointed as Principal Contractor under CDM Regulations 2015.

#### **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: £1,925,000

#### **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

Subject to the performance of the suppliers and the future needs of the Trust

#### **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

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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

As stated in the procurement documents

#### **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**

As stated in the procurement documents

#### **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

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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:

The Framework Agreement is for 4 years

**IV.1.8) Information about the Government Procurement Agreement (GPA)**

The procurement is covered by the Government Procurement Agreement: No

**IV.2) Administrative information**

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

Date

21 March 2022

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: 3 (from the date stated for receipt of tender)

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

Date

21 March 2022

Local time

12:00pm

Place

Authorised premises of The Kemnal Academies Trust

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## **Section VI. Complementary information**

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

This is a recurrent procurement: Yes

Estimated timing for further notices to be published: Subject to the performance of the suppliers and the Trust future needs

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

The estimated value of the Asset Management Services for each of the Lots per annum and for the 4 year period of the Framework Agreement is estimated to be £21 - £22 million. No guarantee or commitment as to the initial and future value of any work arising from the Framework Agreement or Call Off contracts can be given. TKAT will be running virtual weekly Bidder Briefings/Workshops using 'Google Meet' during the tender period. Suppliers will be able to just drop in to join these sessions, on the following dates and times by using the links detailed within the Procurement Documents on Wednesday 23 February 2022 from 10.00am – 11.00am Wednesday 2 March 2022 from 10.00am – 11.00am Wednesday 9 March 2022 from 10.00am – 11.00am Your tender must be submitted through the eSourcing portal hosted by In-Tend: <https://in-tendhost.co.uk/educationportal/asp/Home>. Hard copy submissions will not be accepted.

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

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

The Cabinet Office

London

Country

United Kingdom