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Tender

GLA 82615 RE:FIT 5 - National Carbon and Energy Performance Contracting Framework

Greater London Authority (GLA)

F02: Contract notice

Notice identifier: 2025/S 000-006988

Procurement identifier (OCID): ocds-h6vhtk-04e753

Published 21 February 2025, 4:17pm

The closing date and time has been changed to:

17 July 2025, 12:00pm

See the [change notice](#).

Section I: Contracting authority

I.1) Name and addresses

Greater London Authority (GLA)

City Hall, Kamal Chunchie Way

LONDON

E16 1ZE

Contact

Janny Graves

Email

jannygraves@tfl.gov.uk

Telephone

+44 7925351522

Country

United Kingdom

Region code

UKI - London

Justification for not providing organisation identifier

Not on any register

Internet address(es)

Main address

<https://tfl.gov.uk/>

I.3) Communication

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

<https://tfl.gov.uk/info-for/suppliers-and-contractors/opportunities>

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

<https://service.ariba.com/Supplier.aw>

I.4) Type of the contracting authority

Regional or local authority

I.5) Main activity

General public services

Section II: Object

II.1) Scope of the procurement

II.1.1) Title

GLA 82615 RE:FIT 5 - National Carbon and Energy Performance Contracting Framework

Reference number

GLA 82615

II.1.2) Main CPV code

- 71314000 - Energy and related services

II.1.3) Type of contract

Services

II.1.4) Short description

This procurement is being conducted under the open procedure pursuant to regulation 27 of the Public Contracts Regulations as amended (PCR 2015).

The Greater London Authority (GLA) is seeking to appoint service providers for the provision of RE:FIT 5 Framework.

This framework covers the delivery of energy efficiency services, including:

- o Project Development,
- o Design, Construction,
- o Operations,
- o Maintenance
- o Financing of related projects.

These services will be delivered across England, Scotland, Wales and Northern Ireland.

The Framework will facilitate energy efficiency improvement, renewable energy generation, greenhouse gas emissions reduction and wider performance improvements including changes focused on water consumption.

This Framework will be a key component of the GLA's support to Public Sector, Charities, Voluntary, Community and Social Enterprises (VCSEs), and other organisations supported to undertake capital works to deliver decarbonisation measures.

Service providers will be required to develop costed proposals to decarbonise, generate energy, and/or improve energy efficiency in the contracting authority's buildings and land assets.

They will also be responsible for implementing these proposals, ensuring performance guarantees and guarantee a set level of savings and/or performance over a period of the arrangement.

GLA reserve the right to modify the framework scope to include similar services related to decarbonising, energy efficiency improvement, renewable energy generation, greenhouse gas emissions reduction and wider performance improvements including changes focused on water consumption in line with relevant policies.

Please note:

Bidders are invited to attend a Bidder's briefing on 6 March 2025.

The purpose of this event is to allow GLA/TfL to describe the key aspects of the procurement process and the scope. Further details can be found in the invitation to the tender documentation.

II.1.6) Information about lots

This contract is divided into lots: No

II.2) Description

II.2.2) Additional CPV code(s)

- 09121000 - Coal gas, mains gas or similar gases
- 09130000 - Petroleum and distillates
- 09310000 - Electricity
- 09320000 - Steam, hot water and associated products
- 34920000 - Road equipment
- 39715000 - Water heaters and heating for buildings; plumbing equipment
- 39717000 - Fans and air-conditioning appliances

- 42120000 - Pumps and compressors
- 42160000 - Boiler installations
- 42511000 - Heat-exchange units and machinery for liquefying air or other gases
- 44111500 - Insulators and insulating fittings
- 44111511 - Electrical insulators
- 44111520 - Thermal insulating material
- 44620000 - Central-heating radiators and boilers and parts
- 45200000 - Works for complete or part construction and civil engineering work
- 45300000 - Building installation work
- 45421130 - Installation of doors and windows
- 50710000 - Repair and maintenance services of electrical and mechanical building installations
- 50720000 - Repair and maintenance services of central heating
- 50730000 - Repair and maintenance services of cooler groups
- 65400000 - Other sources of energy supplies and distribution
- 71310000 - Consultative engineering and construction services
- 71321000 - Engineering design services for mechanical and electrical installations for buildings
- 79993000 - Building and facilities management services

II.2.3) Place of performance

NUTS codes

- UK - United Kingdom

Main site or place of performance

These services will be delivered across England, Scotland, Wales and Northern Ireland.

II.2.4) Description of the procurement

The Framework will facilitate energy consumption reduction, renewable energy generation, greenhouse gas emissions reduction and wider performance improvements including changes focused on water consumption.

Service Providers will develop costed proposals to decarbonise the contracting authority's buildings, and to execute the proposals with energy performance guarantees. REFIT 5 is a single lot framework.

II.2.5) Award criteria

Quality criterion - Name: Technical / Weighting: 60

Quality criterion - Name: Social Value / Weighting: 10

Price - Weighting: 30

II.2.6) Estimated value

Value excluding VAT: £1,000,000,000

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

It is anticipated that upon expiry this framework will be renewed.

II.2.10) Information about variants

Variants will be accepted: No

II.2.11) Information about options

Options: No

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

In the tender documentation

III.1.2) Economic and financial standing

List and brief description of selection criteria

Selection criteria as stated in the procurement documents

Minimum level(s) of standards possibly required

Selection criteria as stated in the procurement documents

III.1.3) Technical and professional ability

List and brief description of selection criteria

Selection criteria as stated in the procurement documents

Minimum level(s) of standards possibly required

Selection criteria as stated in the procurement documents

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

Envisaged maximum number of participants to the framework agreement: 10

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

Originally published as:

Date

7 April 2025

Local time

12:00pm

Changed to:

Date

17 July 2025

Local time

12:00pm

See the [change notice](#).

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

IV.2.7) Conditions for opening of tenders

Date

7 April 2025

Local time

1:00pm

Section VI. Complementary information

VI.1) Information about recurrence

This is a recurrent procurement: Yes

VI.3) Additional information

The procurement process is being managed by Transport for London (TfL) on behalf of the Greater London Authority (GLA), the 'Contracting Authority'.

Instructions on how to register your interest in this opportunity and access the Invitation to Tender (ITT) documents.

The procurement is being carried out electronically via the SAP Ariba Portal.

To be able to participate in the tender you must be registered on TfL's SAP Ariba.

If you are not yet registered on the SAP Ariba Portal:

You are advised to register as soon as possible to access the Invitation To Tender documents (ITT) and to submit a tender proposal via the SAP Ariba Portal by the deadline.

You can find the Supplier Self-registration Request Form via the link below:

<https://s1-eu.ariba.com/Sourcing/Main/ad/selfRegistration?realm=TfL>

As soon as you have successfully registered on the SAP Ariba Portal, please send an email the Procurement Lead Janny Graves: jannygraves@tfl.gov.uk confirming that you have successfully registered on the SAP Ariba Portal under your organisation and providing the organisation name you are registered under and then you will then be added to the competition process, i.e. the Sourcing Event on TfL's SAP Ariba.

If you are already registered on the SAP Ariba Portal.

Please email the Procurement Lead Janny Graves: jannygraves@tfl.gov.uk confirming that you are registered under your organisation and providing the organisation name you are registered under, you will then be added to the competition process, i.e. the Sourcing Event on TfL's SAP Ariba.

Please note:

- Your tender proposal must be submitted via the SAP Ariba Portal before the deadline.
- You are advised to allow plenty of time to fully upload your full tender proposal and complete the SAP Ariba steps required to ensure your submission has been fully and correctly submitted. If you have any issues please contact the Ariba Supplier Enablement Team as soon as possible. Ariba_supplier_enablement@tfl.gov.uk.

Upon award the Framework Agreement is for use by the Greater London Authority (GLA), ("the Contracting Authority"), the Greater London Authority Group and Transport for London Group and any of their functional bodies as well as other Authorities ("Framework Users"/"User Bodies") in the United Kingdom and which fall into one or more of the following categories:

1. Any of the following organisations, and any of their successors:

- (a) Ministerial government departments;
- (b) Non ministerial government departments;
- (c) Executive agencies of government and other subsidiary bodies
- (d) Non-Departmental Public Bodies (NDPBs), including advisory NDPBs, executive NDPBs, and tribunal NDPBs;
- (e) All non-Crown Status Government Companies wholly or partly owned by Central Government Departments and their subsidiaries. Assembly Sponsored Public Bodies (ASPBs);
- (f) Police forces;
- (g) Fire and rescue services;
- (h) Ambulance services;
- (i) Maritime and coastguard agency services;
- (j) NHS bodies;
- (k) Educational bodies or establishments including state schools (nursery schools, primary schools, middle or high schools, secondary schools, special schools), academies, colleges, Pupil Referral Unit (PRU), further education colleges and universities;
- (l) Hospices;

- (m) National Parks;
- (n) Housing associations, including registered social landlords;
- (o) Third sector and charities;
- (p) Citizens advice bodies;
- (q) Councils, including county councils, district councils, county borough councils, community councils, London borough councils, unitary councils, metropolitan councils, parish councils;
- (r) Other Public Bodies and Public corporations and their subsidiary bodies sponsored by Central Government Departments which are not covered by named categories in this Authorised Customer list;
- (s) Public financial bodies or institutions;
- (t) Public pension funds;
- (u) Central banks; and
- (v) Civil service bodies, including public sector buying organisations.
- (w) Community and Cultural Institutions

All new bodies created which fall within the criteria of this 1) Authorised Customer list

2. Those listed and maintained by the Government on their website at

<https://www.gov.uk/government/organisations> or any replacement web-link.

3. Those listed and maintained by the Office of National Statistics (ONS) at

<https://www.ons.gov.uk/economy/nationalaccounts/uksectoraccounts/datasets/publicsectorclassificationguide> or any replacement web-link.

4. Those set out in the definition of "Contracting Authority" in regulation 2(1) of the Public Contracts Regulations 2015 (PCR), namely:

- (a) the State, regional or local authorities. This covers parliament, central government, regional government and local government;
- (b) associations formed by one or more regional or local authorities;

(c) bodies governed by public law, as defined under regulation 2(1) of PCR, including any subsidiary and sponsoring department of such bodies. A body which operates in normal market conditions, aims to make a profit, and bears the losses resulting from the exercise of its activity shall not be considered as being a 'body governed by public law' since the needs in the general interest, that it has been set up to meet or been given the task of meeting, can be deemed to have an industrial or commercial character;

(d) associations formed by one or more bodies governed by public law, including any (applicable) joint venture or corporation; and

(e) central government authorities, as defined under regulation 2(1) of PCR, and listed in Schedule 1 PCR

Please note:

1) This procurement is being conducted in accordance with the Framework Agreement Contracting Authority's drive to deliver best value whilst meeting its own requirements. At the end of this procurement process, the Framework Agreement Contracting Authority may choose to award or not award a Framework Agreement. Any Framework Agreement will be to the Bidder, who submitted the most economically advantageous tender.

The Authority also reserves the right, at any point and without notice, to discontinue the procurement process without awarding a Framework Agreement / Contract, whether such discontinuance is related to the content of tenders or otherwise. In such circumstances, the Authority will not reimburse any costs/expenses incurred by any person in the consideration of and / or response to this document. You make all tenders, proposals and submissions relating to this ITT entirely at your own risk. You are reminded that you are solely responsible for the costs, which you incur, as a result of your participation in this procurement.

2) Nothing in this Contract Notice (and associated procurement documents) will be taken as constituting an offer (whether implied or otherwise), or any agreement, whether express or implied between the Authority and any other party.

3) Entering into this Framework Agreement does not guarantee any level of Services that will be called-off by the Greater London Authority (GLA) and/or any other authority.

4) Economic Operators must read the instructions carefully before proceeding with registration and are advised to satisfy themselves that they understand all the requirements of this procurement

5) Transport for London (TfL) is a complex organisation operating both as an executive agency of the Greater London Authority (GLA) under the direction of the Mayor of London and as provider of transport services. The scope of the proposed services may

encompass activities within the scope of both Directive 2014/24/EU of the European Parliament and of the Council and Directive 2014/25/EU of the European Parliament and of the Council (Services to be provided in relation to activities will not be subject to a separate notice, the services may be provided to the GLA, TfL and/or its subsidiaries and may also encompass London Regional Transport (LRT) and/ or the GLA and any of the functional bodies).

6) Further information on TfL may be found at www.tfl.gov.uk and <https://www.tfl.gov.uk/corporate/publications-and-reports/procurement-information>

7) All discussions and meetings will be conducted in English.

VI.4) Procedures for review

VI.4.1) Review body

Transport for London

London

Country

United Kingdom

Internet address

<https://www.gov.uk/government/publications/public-procurement-review-service-scope-and-remit>