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Tender

## **Estates and Facilities Management Services (maintenance and minor works, security (guarding & reception) and Cleaning)**

London Universities Purchasing Consortium

F02: Contract notice

Notice identifier: 2021/S 000-010830

Procurement identifier (OCID): ocds-h6vhtk-02b1bf

Published 17 May 2021, 1:06pm

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

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

London Universities Purchasing Consortium

Shropshire House, 179 Tottenham Court Road, Fitzrovia

London

W1T 7NZ

#### **Contact**

Julie Gooch

#### **Email**

[j.gooch@lupc.ac.uk](mailto:j.gooch@lupc.ac.uk)

#### **Telephone**

+44 2073072778

**Country**

United Kingdom

**NUTS code**

UK - United Kingdom

**National registration number**

N/A

**Internet address(es)**

Main address

<https://www.lupc.ac.uk>

Buyer's address

<https://uk.eu-supply.com/ctm/Company/CompanyInformation/Index/81165>

**I.3) Communication**

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

[https://uk.eu-supply.com/app/rfq/rwlenrance\\_s.asp?PID=37852&B=LUPC](https://uk.eu-supply.com/app/rfq/rwlenrance_s.asp?PID=37852&B=LUPC)

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

[https://uk.eu-supply.com/app/rfq/rwlenrance\\_s.asp?PID=37852&B=LUPC](https://uk.eu-supply.com/app/rfq/rwlenrance_s.asp?PID=37852&B=LUPC)

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**

Estates and Facilities Management Services (maintenance and minor works, security (guarding & reception) and Cleaning)

Reference number

EFM5059 LU

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

- 79993100 - Facilities management services

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

Services

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

London Universities Purchasing Consortium (LUPC) is establishing a multi-provider framework agreement for the provision of maintenance and minor works, security (guarding and reception) and cleaning services. The framework will be available to LUPC Members and the members of Southern Universities Purchasing Consortium (SUPC) within the London and South East (Kent, East Sussex, West Sussex, Surrey, Hampshire, Berkshire, Oxfordshire, Buckinghamshire, Hertfordshire, Bedfordshire, and Essex). Members include higher education, further education, schools, the wider public sector and not for profit organisations.

Lots under the framework include:

Lot 1a - Estate's Maintenance and minor works one stop shop

Lot 1b - M&E Planned and Reactive Maintenance

Lot 1c - M&E Minor Works

Lot 1d - Minor Works – up to GBP 500k

Lot 2 - Security Services (Guarding and Reception)

Lot 3 - Cleaning Services

Lot 4 - Bundled FM service

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

Value excluding VAT: £125,000,000

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

This contract is divided into lots: Yes

Tenders may be submitted for all lots

The contracting authority reserves the right to award contracts combining the following lots or groups of lots:

Bidders who submit tenders for multiple lots will be restricted on the lots that they can be awarded. Bidders can be awarded on lots 1a, 1b, 1c, 1d, 2, and 3 (or any permutation of), or lot 4 (Bundled service). Bidders should indicate their preference for lot 4, or the other six lots. Where Bidders do not clearly state their lot preference the lot(s) award will be at LUPC's discretion.

## **II.2) Description**

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

Estate's maintenance & Minor works one stop shop

Lot No

1a

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

- 50000000 - Repair and maintenance services
- 50324200 - Preventive maintenance services
- 50700000 - Repair and maintenance services of building installations
- 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

- 50740000 - Repair and maintenance services of escalators
- 50750000 - Lift-maintenance services
- 50800000 - Miscellaneous repair and maintenance services
- 90710000 - Environmental management
- 45259000 - Repair and maintenance of plant
- 45259300 - Heating-plant repair and maintenance work
- 45212300 - Construction work for art and cultural buildings
- 45214000 - Construction work for buildings relating to education and research
- 45261900 - Roof repair and maintenance work
- 45262700 - Building alteration work
- 45262800 - Building extension work
- 45300000 - Building installation work
- 45310000 - Electrical installation work
- 45320000 - Insulation work
- 45330000 - Plumbing and sanitary works
- 45331000 - Heating, ventilation and air-conditioning installation work
- 45340000 - Fencing, railing and safety equipment installation work
- 45350000 - Mechanical installations
- 45400000 - Building completion work
- 45410000 - Plastering work
- 45420000 - Joinery and carpentry installation work
- 45430000 - Floor and wall covering work
- 45440000 - Painting and glazing work
- 45451000 - Decoration work
- 45453000 - Overhaul and refurbishment work
- 51100000 - Installation services of electrical and mechanical equipment

- 45000000 - Construction work

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

NUTS codes

- UKJ - South East (England)
- UKI - London
- UKH3 - Essex
- UKH2 - Bedfordshire and Hertfordshire
- UK - United Kingdom

Main site or place of performance

London and the South East (Kent, East Sussex, West Sussex, Surrey, Hampshire, Berkshire, Oxfordshire, Buckinghamshire, Hertfordshire, Bedfordshire and Essex).

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

Covering fabric maintenance (including roofing, flooring, glazing, building works, drainage, landscaping, joinery, tiling, ceilings, access doors, plastering & painting), MEP maintenance (equipment as listed in BESA SGF20 Core and Specialist services, Catering and Access equipment and lifts) and minor construction works including M&E installations.

### **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

36

This contract is subject to renewal

Yes

Description of renewals

12 month extension option

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

Envisaged number of candidates: 5

Objective criteria for choosing the limited number of candidates:

As detailed in the ITT documents

### **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: Yes

Identification of the project

Various projects funded by EU in research institutions in the UK.

It is anticipated that some of the future call-off contracts under this framework will be part or fully funded from external streams, including European Union (EU) funding (ERDF/ESF) and potentially other research bodies

### **II.2.14) Additional information**

Attached as document

## **II.2) Description**

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

Lot 1b - M&E Planned and Reactive Maintenance

Lot No

1b

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

- 45259000 - Repair and maintenance of plant
- 45310000 - Electrical installation work
- 45320000 - Insulation work
- 45330000 - Plumbing and sanitary works
- 45331000 - Heating, ventilation and air-conditioning installation work
- 45453000 - Overhaul and refurbishment work
- 50000000 - Repair and maintenance services
- 50324200 - Preventive maintenance services
- 50700000 - Repair and maintenance services of building installations
- 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
- 50740000 - Repair and maintenance services of escalators
- 50750000 - Lift-maintenance services
- 50800000 - Miscellaneous repair and maintenance services
- 90710000 - Environmental management
- 45259300 - Heating-plant repair and maintenance work

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

NUTS codes

- UKJ - South East (England)
- UKI - London
- UKH3 - Essex
- UKH2 - Bedfordshire and Hertfordshire



- UK - United Kingdom

Main site or place of performance

London and the South East (Kent, East Sussex, West Sussex, Surrey, Hampshire, Berkshire, Oxfordshire, Buckinghamshire, Hertfordshire, Bedfordshire and Essex).

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

Planned and reactive maintenance covering equipment as listed in BESA SGF20 Core and Specialist services, Catering and Access equipment and lifts. List of Schedules ([sfg20.co.uk](http://sfg20.co.uk)).

#### **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

36

This contract is subject to renewal

Yes

Description of renewals

12 month extension option

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

Envisaged number of candidates: 5

Objective criteria for choosing the limited number of candidates:

As detailed in the ITT documents

#### **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: Yes

Identification of the project

Various projects funded by EU in research institutions in the UK.

It is anticipated that some of the future call-off contracts under this framework will be part or fully funded from external streams, including European Union (EU) funding (ERDF/ESF) and potentially other research bodies

### **II.2.14) Additional information**

Attached as document

## **II.2) Description**

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

Lot 1c - M&E Minor Works

Lot No

1c

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

- 45310000 - Electrical installation work
- 45320000 - Insulation work
- 45330000 - Plumbing and sanitary works
- 45331000 - Heating, ventilation and air-conditioning installation work
- 45453000 - Overhaul and refurbishment work
- 42160000 - Boiler installations

- 42512000 - Air-conditioning installations
- 45300000 - Building installation work
- 45350000 - Mechanical installations
- 51100000 - Installation services of electrical and mechanical equipment

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

NUTS codes

- UKJ - South East (England)
- UKI - London
- UKH3 - Essex
- UKH2 - Bedfordshire and Hertfordshire
- UK - United Kingdom

Main site or place of performance

London and the South East (Kent, East Sussex, West Sussex, Surrey, Hampshire, Berkshire, Oxfordshire, Buckinghamshire, Hertfordshire, Bedfordshire and Essex).

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

Mechanical and Electrical minor works projects Covering Mechanical & electrical installations – Heating systems and boilers, cooling, ventilation, air conditioning, refrigeration, cold rooms, ductwork and exhaustion, electrical wiring, security systems.

### **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

36

This contract is subject to renewal

Yes

Description of renewals

12 month extension option

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

Envisaged number of candidates: 5

Objective criteria for choosing the limited number of candidates:

As detailed in the ITT documents

**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: Yes

Identification of the project

Various projects funded by EU in research institutions in the UK.

It is anticipated that some of the future call-off contracts under this framework will be part or fully funded from external streams, including European Union (EU) funding (ERDF/ESF) and potentially other research bodies

**II.2.14) Additional information**

Attached as document

**II.2) Description**

**II.2.1) Title**

Lot 1d – Minor works (up to £500k)

Lot No

1d

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

- 45212300 - Construction work for art and cultural buildings
- 45214000 - Construction work for buildings relating to education and research
- 45262700 - Building alteration work
- 45262800 - Building extension work
- 45300000 - Building installation work
- 45310000 - Electrical installation work
- 45320000 - Insulation work
- 45330000 - Plumbing and sanitary works
- 45331000 - Heating, ventilation and air-conditioning installation work
- 45340000 - Fencing, railing and safety equipment installation work
- 45400000 - Building completion work
- 45410000 - Plastering work
- 45420000 - Joinery and carpentry installation work
- 45430000 - Floor and wall covering work
- 45440000 - Painting and glazing work
- 45450000 - Other building completion work
- 45451000 - Decoration work
- 45000000 - Construction work

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

NUTS codes

- UKJ - South East (England)

- UKI - London
- UKH3 - Essex
- UKH2 - Bedfordshire and Hertfordshire
- UK - United Kingdom

Main site or place of performance

London and the South East (Kent, East Sussex, West Sussex, Surrey, Hampshire, Berkshire, Oxfordshire, Buckinghamshire, Hertfordshire, Bedfordshire and Essex).

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

Minor construction works, simple internal and external refurbishment works, fabric works, roofing work, building alteration work, building extension work, electrical works, mechanical works, insulation works, plumbing & sanitary works, HVAC (heating ventilation & air-conditioning) works, fencing works, plastering, flooring, joinery & carpentry, partitioning, decorating, painting, glazing, iron monger works, path & road works, listed building works.

#### **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

36

This contract is subject to renewal

Yes

Description of renewals

12-month extension option

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

Envisaged number of candidates: 5

Objective criteria for choosing the limited number of candidates:

As detailed in the ITT documents

#### **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: Yes

Identification of the project

Various projects funded by EU in research institutions in the UK.

It is anticipated that some of the future call-off contracts under this framework will be part or fully funded from external streams, including European Union (EU) funding (ERDF/ESF) and potentially other research bodies

#### **II.2.14) Additional information**

Attached as document

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

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

Lot 2 - Security Services (Guarding and Reception)

Lot No

2

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

- 79710000 - Security services

- 79711000 - Alarm-monitoring services
- 79713000 - Guard services
- 79715000 - Patrol services

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

NUTS codes

- UKJ - South East (England)
- UKI - London
- UKH3 - Essex
- UKH2 - Bedfordshire and Hertfordshire
- UK - United Kingdom

Main site or place of performance

London and the South East (Kent, East Sussex, West Sussex, Surrey, Hampshire, Berkshire, Oxfordshire, Buckinghamshire, Hertfordshire, Bedfordshire and Essex).

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

Security services covering guarding, reception services, patrolling, access control, incident management, CCTV monitoring, security systems management (monitoring & responding to alarms), lift incident management (monitoring & responding to lift alarms), door supervision and event/ad-hoc security, and cash handling & key holding.

### **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

36

This contract is subject to renewal

Yes

Description of renewals



12-month extension option

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

Envisaged number of candidates: 5

Objective criteria for choosing the limited number of candidates:

As detailed in the ITT documents

**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: Yes

Identification of the project

Various projects funded by EU in research institutions in the UK.

It is anticipated that some of the future call-off contracts under this framework will be part or fully funded from external streams, including European Union (EU) funding (ERDF/ESF) and potentially other research bodies

**II.2.14) Additional information**

Attached as document

**II.2) Description**

**II.2.1) Title**

Lot 3- Cleaning Services

Lot No

3

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

- 90910000 - Cleaning services
- 90911000 - Accommodation, building and window cleaning services
- 90900000 - Cleaning and sanitation services

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

NUTS codes

- UKJ - South East (England)
- UKI - London
- UKH3 - Essex
- UKH2 - Bedfordshire and Hertfordshire
- UK - United Kingdom

Main site or place of performance

London and the South East (Kent, East Sussex, West Sussex, Surrey, Hampshire, Berkshire, Oxfordshire, Buckinghamshire, Hertfordshire, Bedfordshire and Essex).

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

Cleaning services covering general routine cleaning, periodic cleaning (deep cleaning & cleaning post student/staff vacating accommodation, carpet cleaning etc.), window blind & curtain cleaning, internal windows (low level), waste removal to cover general building and accommodation. Associated support services - pest control, feminine hygiene, washroom services, portage, high level cleaning (including regular & one-off), window cleaning (external & high level).

### **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

36

This contract is subject to renewal

Yes

Description of renewals

12-month extension option

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

Envisaged number of candidates: 5

Objective criteria for choosing the limited number of candidates:

As detailed in the ITT documents

#### **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: Yes

Identification of the project

Various projects funded by EU in research institutions in the UK.

It is anticipated that some of the future call-off contracts under this framework will be part or fully funded from external streams, including European Union (EU) funding (ERDF/ESF) and potentially other research bodies

#### **II.2.14) Additional information**

Attached as document

## **II.2) Description**

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

Lot 4- Bundled FM Services

Lot No

4

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

- 45212300 - Construction work for art and cultural buildings
- 45214000 - Construction work for buildings relating to education and research
- 45259000 - Repair and maintenance of plant
- 45261900 - Roof repair and maintenance work
- 45262700 - Building alteration work
- 45262800 - Building extension work
- 45300000 - Building installation work
- 45310000 - Electrical installation work
- 45320000 - Insulation work
- 45330000 - Plumbing and sanitary works
- 45331000 - Heating, ventilation and air-conditioning installation work
- 45340000 - Fencing, railing and safety equipment installation work
- 45400000 - Building completion work
- 45410000 - Plastering work
- 45420000 - Joinery and carpentry installation work
- 45430000 - Floor and wall covering work
- 45440000 - Painting and glazing work
- 45450000 - Other building completion work

- 45451000 - Decoration work
- 45453000 - Overhaul and refurbishment work
- 50000000 - Repair and maintenance services
- 50324200 - Preventive maintenance services
- 50700000 - Repair and maintenance services of building installations
- 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
- 50740000 - Repair and maintenance services of escalators
- 50750000 - Lift-maintenance services
- 50800000 - Miscellaneous repair and maintenance services
- 79710000 - Security services
- 79711000 - Alarm-monitoring services
- 79713000 - Guard services
- 79715000 - Patrol services
- 90710000 - Environmental management
- 90910000 - Cleaning services
- 90911000 - Accommodation, building and window cleaning services
- 45259300 - Heating-plant repair and maintenance work
- 45000000 - Construction work
- 42160000 - Boiler installations
- 42512000 - Air-conditioning installations
- 45350000 - Mechanical installations
- 51100000 - Installation services of electrical and mechanical equipment
- 90900000 - Cleaning and sanitation services

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

NUTS codes

- UKJ - South East (England)
- UKI - London
- UKH3 - Essex
- UKH2 - Bedfordshire and Hertfordshire
- UK - United Kingdom

Main site or place of performance

London and the South East (Kent, East Sussex, West Sussex, Surrey, Hampshire, Berkshire, Oxfordshire, Buckinghamshire, Hertfordshire, Bedfordshire and Essex).

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

A fully bundled service covering options from all or some Estates Maintenance & minor works, Cleaning and Security as described in Lots 1a, 2 & 3.

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

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

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

Duration in months

36

This contract is subject to renewal

Yes

Description of renewals

12-month extension option

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

Envisaged number of candidates: 5

Objective criteria for choosing the limited number of candidates:

As detailed in the ITT documents

**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: Yes

Identification of the project

Various projects funded by EU in research institutions in the UK.

It is anticipated that some of the future call-off contracts under this framework will be part or fully funded from external streams, including European Union (EU) funding (ERDF/ESF) and potentially other research bodies

**II.2.14) Additional information**

Attached as document

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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

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

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

As stated in the ITT document pack



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## **Section IV. Procedure**

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

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

Restricted 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: 35

#### **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

16 June 2021

Local time

5:00pm

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

12 July 2021

#### **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: No

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

The framework will be available to LUPC Members and the members of Southern Universities Purchasing Consortium (SUPC) within the London and South East (Kent, East Sussex, West Sussex, Surrey, Hampshire, Berkshire, Oxfordshire, Buckinghamshire, Hertfordshire, Bedfordshire, and Essex). Members can be identified through the follow websites:

LUPC Member list: <https://www.lupc.ac.uk/member-list>

SUPC member list: <https://www.supc.ac.uk/our-members/>

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

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

LUPC

Shropshire House, 179 Tottenham court Road

London

W1T 7NZ

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