This is a published notice on the Find a Tender service: <a href="https://www.find-tender.service.gov.uk/Notice/010830-2021">https://www.find-tender.service.gov.uk/Notice/010830-2021</a>

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

# **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/rfg/rwlentrance\_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/rwlentrance\_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

# **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).

# 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, porterage, 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

# 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

# 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

# **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** 

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London

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