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Tender

## **Comprehensive Planned and Reactive Maintenance of Schneider Sigma & Ecostructure Building Energy Management System (BEMS)**

The University of Edinburgh

F02: Contract notice

Notice identifier: 2021/S 000-012118

Procurement identifier (OCID): ocds-h6vhtk-02b6c8

Published 31 May 2021, 9:34am

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

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

The University of Edinburgh

Charles Stewart House, 9-16 Chambers Street

Edinburgh

EH1 1HT

#### **Contact**

Elizabeth Lebost

#### **Email**

[elizabeth.lebost@ed.ac.uk](mailto:elizabeth.lebost@ed.ac.uk)

#### **Country**

United Kingdom

**NUTS code**

UKM75 - Edinburgh, City of

**Internet address(es)**

Main address

<http://www.ed.ac.uk/schools-departments/procurement/supplying>

Buyer's address

[https://www.publiccontractsscotland.gov.uk/search/Search\\_AuthProfile.aspx?ID=AA00107](https://www.publiccontractsscotland.gov.uk/search/Search_AuthProfile.aspx?ID=AA00107)

**I.2) Information about joint procurement**

The contract is awarded by a central purchasing body

**I.3) Communication**

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

<https://www.publictendersscotland.publiccontractsscotland.gov.uk/esop/pts-host/public/pts/web/login.html>

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

<https://www.publictendersscotland.publiccontractsscotland.gov.uk/esop/pts-host/public/pts/web/login.html>

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

<https://www.publictendersscotland.publiccontractsscotland.gov.uk/esop/pts-host/public/pts/web/login.html>

**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**

Comprehensive Planned and Reactive Maintenance of Schneider Sigma & Ecostructure Building Energy Management System (BEMS)

Reference number

EC0873

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

- 50700000 - Repair and maintenance services of building installations

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

Services

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

The University of Edinburgh wishes to appoint a single contractor to provide comprehensive planned and reactive maintenance service for our Schneider Sigma and EcoStruxure Building Energy Management Systems (BEMS) and associated controls equipment installed throughout the University estate.

This contract is being tendered on behalf of the University of Edinburgh and all University of Edinburgh Subsidiary Companies may access and utilize this contract at any time during the life of the contract.

This procurement will be conducted via the Public Contracts Scotland - Tender portal (PCS-T). We will apply a one stage open procedure. Bidders must self-certify their adherence to the conditions of participation via the SPD (Scotland) in PCST, and may be required to submit means of proof before contract award. Bidders must refer to the specific requirements listed in the Section III in this Contract Notice when competing the SPD in PCST.

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

Value excluding VAT: £1,050,000

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

This contract is divided into lots: No

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

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

- 50700000 - Repair and maintenance services of building installations

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

NUTS codes

- UKM75 - Edinburgh, City of

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

The University of Edinburgh wishes to appoint a single supplier to provide comprehensive planned and reactive maintenance service for our Schneider Sigma and EcoStruxure Building Energy Management Systems (BEMS) and associated controls equipment installed throughout the University estate.

The University's brief for the Schneider Sigma and EcoStruxure BEMS maintenance contract is to provide comprehensive planned and reactive maintenance for both systems throughout the estate and to ensure the virtual servers that host the BEMS systems are kept up to date with the latest BEMS software releases. The contract will be fully comprehensive with the exception of Sigma range controllers, which are now obsolete and supplies are limited. The University will provide any Sigma spares from the stock accumulated through various Controller upgrade projects. The estate has approximately 750 buildings and covers some 800,000 square metres around central Edinburgh and outlying areas with the major locations at the Central Area, Kings Buildings, Easter Bush, Little France, Western General Hospital and Pollock Halls of Residence. There is a diverse variety of buildings and facilities ranging from standard offices and lecture theatres up to highly complex 24/7 laboratory facilities and server rooms with all of the critical control parameters and alarm reporting functions associated with these types of installations. For this reason, some of these critical installations will be deemed to require a 24/7 call out with a maximum 4-hour response time.

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

Quality criterion - Name: Quality / Weighting: 70

Price - Weighting: 30

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

Duration in months

60

This contract is subject to renewal

Yes

Description of renewals

this contract is for 2 + 1 + 1 + 1 year extension options

**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.2.14) Additional information**

The estimated value of stated in II.1.5 is for the 5 year contract if all extension options are taken.

The University has allocated an additional provisional sum of 30,000 GBP per annum for the replacement of damaged or obsolete equipment not covered under the fully comprehensive element of this contract.

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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

##### **SPD 4A.2 Statement [SERVICE CONTRACTS ONLY]**

Where it is required within a bidder's country of establishment they must confirm which authorisation or memberships of the relevant organisation(s) are required in order to perform this service.

Bidders must confirm if they hold the particular authorisation or memberships of the following:

3 EcoXpert Engineers accredited in Building Management Systems

1 EcoXpert Engineer accredited in Power Services.

3 Fully trained Sigma Engineers.

Operatives are capable of carrying out LV and ELV Control panel modifications and component replacements.

Sigma and EcoStruxure software licence agreements from the installed systems manufacturer.

#### **III.1.2) Economic and financial standing**

List and brief description of selection criteria

SPD 4B.1.1 Statement - Bidders will be required to have a minimum "general" yearly turnover of 420,000 GBP for the last 3 years.

SPD 4B.3 Statement - Where turnover information is not available for the time period requested, the bidder will be required to state the date which they were set up/started trading.

##### **SPD 4B.5.1 and 4B.5.2 Statement**

It is a requirement of this contract that bidders hold, or can commit to obtain prior to the commencement of any subsequently awarded contract, the types and levels of insurance

indicated below:

Employer's (Compulsory) Liability Insurance = 5,000,000 GBP

Public Liability Insurance = 10,000,000 GBP

<http://www.hse.gov.uk/pubns/hse40.pdf>

#### ESPD 4B.6 Statements

Bidders 4B.6 Statement 1: Where the bidder is providing a submission on behalf of a subsidiary company, upon request, the bidder must obtain a Parent Company Guarantee prior to commencement of any subsequently awarded contract.

4B.6 Statement 2: Bidders will be required to provide adequate assurance of financial strength to successfully complete their contractual obligations.

Bidders must be able to provide upon request, their 3 most recent sets of annual audited accounts, including profit and loss information, and the following ratios:

- Current Ratio
- Quick Ratio
- Debtors Turnover Ratio
- Return on Assets
- Working Capital
- Debt to Equity Ratio
- Gross Profit Ratio

A review of your ratios and audited accounts may be undertaken. In some cases this review may lead to an additional request for further financial information to help clarify any potential issues raised.

This information may be used to assess financial sustainability.

#### **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 detailed within the tender documentation

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

The procurement is covered by the Government Procurement Agreement: Yes

### **IV.2) Administrative information**

#### **IV.2.1) Previous publication concerning this procedure**

Notice number: [2020/S 188-455079](#)

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

Date

8 July 2021

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

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

Date

8 July 2021

Local time

12:00pm

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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: Six months prior to contract expiry.

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

This procurement includes additional procurement-specific pass/fail minimum requirements which are detailed in the Qualification Envelope in PCS-T and/or associated attachment.

NOTE: Bidders must complete the SPD (Scotland) to demonstrate adherence to the Exclusion and Selection Criteria for this procurement. If there are named subcontractors/technicians upon which the bidder will rely to meet the selection criteria, these named parties must complete and reattach the SPD Supplier Response Forms (MO Excel document) attached to SPD question 2C.1.1 on PCS-T. These parties must complete the first three sections of the SPD form, as well as any part of the section 4 selection criteria that the main bidder will rely upon the parties to fulfil. The University reserves the right to request this information from relevant parties upon whom the main bidder will not rely to fulfil selection criteria.

Note: Bidders and subcontractors engaged in the delivery of this contract may be excluded if they have not met applicable social, environmental and labour obligations under national, EU, and international law. Without prejudice to any additional relevant duties, suppliers should note that this includes obligations for certain organisations under:

-the Modern Slavery Act 2015 (available at <http://www.legislation.gov.uk/ukpga/2015/30/contents/enacted>),

-the ILO conventions and other measures listed in Annex X of Directive 2014/24/EU (available at <http://eur-lex.europa.eu/legal-content/EN/TXT/HTML/?uri=CELEX:32014L0024&from=EN>)

-the Equality Act 2010 (available at <https://www.legislation.gov.uk/ukpga/2010/15/contents>)

-the Employment Relations Act 1999 (Blacklists) Regulations 2010 (<http://www.legislation.gov.uk/uksi/2010/493/contents/made>) - this is grounds for mandatory exclusion or termination at any procurement or contract stage

At any stage, bidders and/or relevant subcontractors may be required to provide statements and means of proof demonstrating their compliance with these obligations or the reliability of their self-cleansing measures, including the annual statement as provided for by section 54 of the Modern Slavery Act for organisations with a turnover of 36,000,000 GBP or over

The buyer is using PCS-Tender to conduct this ITT exercise. The Project code is 18821. For more information see:

<http://www.publiccontractsscotland.gov.uk/info/InfoCentre.aspx?ID=2343>

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(SC Ref:655276)

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

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

Edinburgh Sheriff Court

Sheriff Court House, 27 Chamber Street

Edinburgh

EH1 1LB

Country

United Kingdom