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Planning

## **Strategic Delivery Partner for Main Contractor and Facilities Management**

LONDON METROPOLITAN UNIVERSITY

F01: Prior information notice

Prior information only

Notice identifier: 2024/S 000-014987

Procurement identifier (OCID): ocds-h6vhtk-0458b0

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

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

LONDON METROPOLITAN UNIVERSITY

166-220 Holloway Road

LONDON

N78DB

#### **Contact**

Katie Watson

#### **Email**

[strategic-procurement@londonmet.ac.uk](mailto:strategic-procurement@londonmet.ac.uk)

#### **Country**

United Kingdom

**Region code**

UKI - London

**Companies House**

2447470

**Internet address(es)**

Main address

[www.londonmet.ac.uk](http://www.londonmet.ac.uk)

Buyer's address

[www.londonmet.ac.uk](http://www.londonmet.ac.uk)

**I.3) Communication**

Additional information can be obtained from the above-mentioned address

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://in-tendhost.co.uk/londonmetuni.aspx/Home>

**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**

Strategic Delivery Partner for Main Contractor and Facilities Management

Reference number

LMU2023-1760

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

- 45000000 - Construction work

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

Works

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

London Metropolitan University is looking to Procure a Main Contractor and Facilities Maintenance long term partner for in order to help us achieve our Estates Strategy.

It is envisaged this long term partner will:

- Build & deliver capital projects with quality and value through the life of the Estates Strategy
- Provide strategic build, maintain and operate advice throughout the delivery of the Strategy
- Ensure an outstanding user experience in the transition from construction to operation
- Lead a total facilities management service with an efficient approach to lifecycle & handover
- Deliver net zero targets through sustainability in all capital projects and TFM services
- Identify & leverage strategic opportunities in our campus facilities to continuously add value
- Maximise positive impact on teaching outcomes, school identities & community experience

- Promote social value and achieve excellence in safety, site operations and campus facilities

Further details are included within this notice.

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

Value excluding VAT: £284,000,000

### **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
- 79993000 - Building and facilities management services

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

NUTS codes

- UKI - London

Main site or place of performance

London Metropolitan University Campuses in Holloway, Aldgate and Shoreditch.

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

Introduction

London Metropolitan University has a rich history with strong educational roots dating back to 1848. The University, as it is today, was created in 2002 with the merging of London Guildhall University and the University of North London, the first merger between two universities in the UK.

The main university campus is on Holloway Road in the London Borough of Islington. There is an additional campus at Aldgate. Further information about the institution is available at <https://www.londonmet.ac.uk/about/>.

The University's corporate strategy (2019/20- 2024/25) laid out an exciting plan to consolidate what was already good and build further to create a sector leading

transformational institution that was based in, and for, the community.

The physical infrastructure is the foundation of the corporate strategy - and calls for vibrant campuses and cutting-edge facilities. In 2022, the University launched its new Estates Strategy and is the blueprint for achieving these corporate aims.

### Strategic Investment & Targets

The University is committed to making large scale investments over the next 10 years to develop our buildings and our physical and digital infrastructure.

These planned investments are designed to:

- Support the corporate strategy
- Decarbonise the estate and improve our environment
- Address the inefficiencies and risks associated with our buildings
- Support the evolving University by enabling the development of the University's structure and emerging subjects and schools
- Digitise the campus and users' experience

The strategy will be structured and measured via the following strands:

- Aspirational targets:
  - o building condition
  - o functional suitability
  - o utilisation
  - o look and feel
- Carbon & environmental management plan
- Supporting the evolving University
- Accommodation
- The digital campus

- Key performance indicators

The University will put environmental sustainability at the heart of everything that we do. One of our goals is to become carbon net zero by 2030.

Further details can be found at: Estates Strategy 2022-2031 ([londonmet.ac.uk](https://londonmet.ac.uk))

### Strategic Delivery Partner Vision

In order to help us achieve these strategic targets, our current vision is to procure a long-term (circa 10 year) partnership with a main Tier One construction and FM provider who will:

- Build & deliver capital projects with quality and value through the life of the Estates Strategy
- Provide strategic build, maintain and operate advice throughout the delivery of the Strategy to optimise operational outcomes and life cycle costs
- Ensure a best in class transition from construction to operation
- Lead a total facilities management service with the student experience at the heart of operations
- Deliver net zero targets through sustainability in all capital projects and TFM services
- Identify & leverage strategic opportunities in our campus facilities to continuously add value
- Maximise positive impact on teaching outcomes, school identities & community experience
- Promote social value and achieve excellence in safety, site operations and campus facilities

### Current Projects Procurement and FM Delivery Approaches

London Met has typically procured construction of medium to major projects individually via existing public sector frameworks. Our strategy currently includes a long-term programme of high value projects, with sequencing to be finalised over the next few months. We seek a Tier One partner who can deliver the majority of these projects.

The University procured a new TFM service contractor in 2020 through a competitively tendered OJEU procedure. The contract is approaching the fourth year of its operation,

and the University is currently reviewing its future requirements.

This PIN forms part of our developing procurement approach. The University currently anticipates launching a procurement exercise during the summer of 2024 via the Find a Tender Service (FTS) using Competitive Procedure with Negotiation.

### Early Market Engagement

London Metropolitan University seeks to engage with the market on:

- Understanding current supply and economic conditions
- Outline benchmarking of market approaches to contract delivery and commercial models
- Exploring the feasibility of our vision, scope and structure of future project and service requirements

This will provide an opportunity for LMU to obtain insight into how potential providers might approach the delivery of the services and works programme in question. It also gives useful early indications into the likely level of interest in any future procurement.

For the avoidance of doubt, this SMT invitation is for the purpose of conducting a early market engagement exercise and does not formally commence - or constitute any commitment by LMU to undertake - any procurement exercise.

### Expressions of Interest

To express and interest in this opportunity, and take part in soft market testing, please contact [strategic-procurement@londonmet.ac.uk](mailto:strategic-procurement@londonmet.ac.uk) no later than Friday 24th May 2024.

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

Please note that timelines, scope, specifications and route to market are subject to change. The information contained in this PIN is preliminary in nature and may be subject to further amendment and revision.

### **II.3) Estimated date of publication of contract notice**

1 July 2024

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## **Section IV. Procedure**

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

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

The procurement is covered by the Government Procurement Agreement: No