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Tender

Hard FM - Planned Preventative and Reactive Maintenance

Aberdeenshire Council

F02: Contract notice

Notice identifier: 2021/S 000-015266

Procurement identifier (OCID): ocds-h6vhtk-02a34c

Published 2 July 2021, 5:05pm

The closing date and time has been changed to:

17 September 2021, 4:00pm

See the [change notice](#).

Section I: Contracting authority

I.1) Name and addresses

Aberdeenshire Council

Woodhill House, Westburn Road

Aberdeen

AB16 5GB

Email

cpssprocurement@aberdeencity.gov.uk

Telephone

+44 1467530600

Country

United Kingdom

NUTS code

UKM50 - Aberdeen City and Aberdeenshire

Internet address(es)

Main address

<http://www.aberdeenshire.gov.uk>

Buyer's address

https://www.publiccontractsscotland.gov.uk/search/Search_AuthProfile.aspx?ID=AA00232

I.3) Communication

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

www.publiccontractsscotland.gov.uk

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

www.publiccontractsscotland.gov.uk

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

Hard FM - Planned Preventative and Reactive Maintenance

Reference number

000-KYQV9637

II.1.2) Main CPV code

- 50000000 - Repair and maintenance services

II.1.3) Type of contract

Services

II.1.4) Short description

Planned Preventative & Reactive Maintenance activities across the whole of Aberdeenshire Council's property estate, including the provision of a service desk function.

II.1.5) Estimated total value

Value excluding VAT: £40,000,000

II.1.6) Information about lots

This contract is divided into lots: No

II.2) Description

II.2.2) Additional CPV code(s)

- 70331000 - Residential property services
- 70332000 - Non-residential property services
- 70332300 - Industrial property services
- 45212290 - Repair and maintenance work in connection with sports facilities

- 45259000 - Repair and maintenance of plant
- 45259300 - Heating-plant repair and maintenance work
- 45261900 - Roof repair and maintenance work
- 45261920 - Roof maintenance work
- 50000000 - Repair and maintenance services
- 50324200 - Preventive maintenance services
- 50413000 - Repair and maintenance services of checking apparatus
- 50412000 - Repair and maintenance services of testing apparatus
- 50411200 - Repair and maintenance services of gas meters
- 50531200 - Gas appliance maintenance services
- 50720000 - Repair and maintenance services of central heating
- 50712000 - Repair and maintenance services of mechanical building installations
- 50711000 - Repair and maintenance services of electrical building installations
- 50700000 - Repair and maintenance services of building installations
- 50710000 - Repair and maintenance services of electrical and mechanical building installations
- 50760000 - Repair and maintenance of public conveniences
- 50883000 - Repair and maintenance services of catering equipment
- 98371111 - Cemetery maintenance services
- 77320000 - Sports fields maintenance services
- 77314000 - Grounds maintenance services
- 77313000 - Parks maintenance services

II.2.3) Place of performance

NUTS codes

- UKM50 - Aberdeen City and Aberdeenshire

Main site or place of performance

Properties covered under this contract are located across the whole of the Aberdeenshire

Geographic area.

II.2.4) Description of the procurement

This procurement is for a single contractor to deliver a full Planned Preventative and Reactive Maintenance service across Aberdeenshire Council's entire portfolio of operations and non operational building and land assets.

The provision of a 24/7/365 service desk is required as part of this service.

Whilst the Council wishes to contract directly with one party, consortia bids, joint ventures, bids based on a management and subcontracting structure etc are welcome.

II.2.5) Award criteria

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

II.2.6) Estimated value

Value excluding VAT: £40,000,000

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

The contract will have a maximum of 2 optional extension periods of up to 12 months each. Thereafter there will be a renewal albeit not necessary in the same format as this tender.

II.2.10) Information about variants

Variants will be accepted: Yes

II.2.11) Information about options

Options: Yes

Description of options

This contract is primarily to facilitate the necessary Planned Preventative and Reactive Maintenance tasks but provision is made for separate minor works task orders to be placed with the successful contractor where the Council feels it is appropriate to do so.

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

Economic operators may be excluded from this competition if they are in any of the situations referred to in regulation 58 of the Public Contracts (Scotland) Regulations 2015.

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

Bidders are required to respond to the SPD as per below:

4A.1 If required, bidders are required to be enrolled in the relevant professional or trade registers within the country in which they are established.

4A.1.1 If the relevant documentation is available electronically, please indicate the web address, the issuing authority or body and the precise reference of the documentation.

4A.2 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.

4A.2.2 Bidders must confirm if they hold the particular authorisation or memberships.

4A.2.3 If the relevant documentation is available electronically, please indicate the web address, the issuing authority or body and the precise reference of the documentation.

III.1.2) Economic and financial standing

List and brief description of selection criteria

It is a mandatory requirement for participation in this tender process that Bidders have an average turnover figure for the last three years of at least 60 million GBP per financial year.

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:

Minimum level(s) of standards possibly required

Bidders are required to respond to the SPD as per below:

4B.1.1 Not required

4B.1.2 Bidders will be required to have an average yearly turnover of a minimum of 60 million GBP for the last three years.

4B.1.3 If the relevant documentation is available electronically, please indicate the web address, the issuing authority or body and the precise reference of the documentation.

4B.2 Not required

4B.3 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 or started trading.

4B.4 Not required

4b.5.1 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 = 10 million GBP

Public Liability Insurance = 10 million GBP

Professional Risk Indemnity Insurance = 10 million GBP

Product Liability Insurance = 10 million GBP

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

4B.6 Not required

III.1.3) Technical and professional ability

List and brief description of selection criteria

Please refer to Annex A & B

Minimum level(s) of standards possibly required

Please refer to Annex A & B

III.2) Conditions related to the contract

III.2.2) Contract performance conditions

Please see attached documentation, in particular Appendix 4 - Terms & Conditions, inc. Schedule L, the KPIs.

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

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: [2021/S 000-007131](#)

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

Originally published as:

Date

10 September 2021

Local time

4:00pm

Changed to:

Date

17 September 2021

Local time

4:00pm

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

IV.2.7) Conditions for opening of tenders

Date

10 September 2021

Local time

4:30pm

Section VI. Complementary information

VI.1) Information about recurrence

This is a recurrent procurement: Yes

Estimated timing for further notices to be published: 2028

VI.2) Information about electronic workflows

Electronic ordering will be used

Electronic invoicing will be accepted

Electronic payment will be used

VI.3) Additional information

Please note that the supporting data for this tender (property core fact sheets, spend information etc) is held within a Data Room (Please see ITT and Appendix 6 for more info).

To get a login to access this data room please register your interest in this procurement and the team will email you with login details.

Appendix 4 - Terms and Conditions (containing Schedule D), will be issued via this portal on Monday

NOTE: To register your interest in this notice and obtain any additional information please visit the Public Contracts Scotland Web Site at

https://www.publiccontractsscotland.gov.uk/Search/Search_Switch.aspx?ID=648700.

The buyer has indicated that it will accept electronic responses to this notice via the Postbox facility. A user guide is available at

https://www.publiccontractsscotland.gov.uk/sitehelp/help_guides.aspx.

Suppliers are advised to allow adequate time for uploading documents and to dispatch the electronic response well in advance of the closing time to avoid any last minute problems.

A sub-contract clause has been included in this contract. For more information see:

<http://www.publiccontractsscotland.gov.uk/info/InfoCentre.aspx?ID=2363>

Community benefits are included in this requirement. For more information see:

<http://www.publiccontractsscotland.gov.uk/info/InfoCentre.aspx?ID=2361>

A summary of the expected community benefits has been provided as follows:

A Community Benefits Project Plan forms part of this procurement exercise - Please see Appendix 7 which outlines Bidders obligations in this area and these will form part of the contractual obligations upon award of the contract.

These also relate to a scored Quality Question used as part of the evaluation criteria - please see Appendix 5.

(SC Ref:648700)

VI.4) Procedures for review

VI.4.1) Review body

Aberdeen Sheriff Court

Aberdeen

Country

United Kingdom