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Planning

Term Maintenance Contract (Engineering & Building Fabric)

HAMPSHIRE COUNTY COUNCIL

F01: Prior information notice

Prior information only

Notice identifier: 2023/S 000-016462

Procurement identifier (OCID): ocds-h6vhtk-03d52f

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Section I: Contracting authority

I.1) Name and addresses

HAMPSHIRE COUNTY COUNCIL

The Castle

WINCHESTER

SO238ZB

Contact

Alex Neall

Email

Alex.Neall@HANTS.GOV.UK

Country

United Kingdom

Region code

UKJ36 - Central Hampshire

Justification for not providing organisation identifier

Not on any register

Internet address(es)

Main address

www.hants.gov.uk

Buyer's address

<https://in-tendhost.co.uk/hampshire>

I.3) Communication

Additional information can be obtained from the above-mentioned address

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

Term Maintenance Contract (Engineering & Building Fabric)

Reference number

CC20657

II.1.2) Main CPV code

- 79993000 - Building and facilities management services

II.1.3) Type of contract

Services

II.1.4) Short description

Hampshire County Council (the Council) has established term maintenance contracts for the provision of Building Fabric and Mechanical & Electrical services requirements across a portfolio of around 825 sites.

The current term maintenance contracts commenced on 1 August 2017 for an initial term of 5 years and have been extended for the last 3 years until 31 July 2025. These contracts divided the County into two areas (East and West) with a Building Fabric contractor and an Engineering contractor appointed to each area. The total combined average annual spend over the last 2 years is approx. £19m per annum.

The Council has the provision to extend the current contracts until 31 July 2027, though has identified several strategic benefits of re-procuring the contract earlier and with a potential change in delivery model to move to one supplier responsible for both the building fabric and M&E requirements across the entire estate.

The Council are undertaking a supplier engagement day on Wednesday 5th July at 13:30 to understand the interest in the market of moving to a single supplier model and the capability and capacity of suppliers to deliver the expectations in terms of the scope and performance requirements.

The event will be a presentation hosted at The Arc Winchester, Jewry St, Winchester SO23 8SB. Suppliers should register their interest via the Council e-tendering portal - Intend and use the correspondence function on Intend to advise of the names and

positions of the delegates they will be sending on the day. Suppliers should send a maximum of two delegates.

The event will review the scope of the current maintenance contracts and the potential supplier model being considered by the Council to deliver the services for up to 10 years. The Council will provide a general overview of the bid process and current procurement timeframes.

Any questions arising from the day will be posted via the clarification function on Intend.

II.1.5) Estimated total value

Value excluding VAT: £180,000,000

II.1.6) Information about lots

This contract is divided into lots: No

II.2) Description

II.2.2) Additional CPV code(s)

- 79993100 - Facilities management services

II.2.3) Place of performance

NUTS codes

- UKJ3 - Hampshire and Isle of Wight

Main site or place of performance

The county of Hampshire

II.2.4) Description of the procurement

Hampshire County Council's Property Services manage and maintain a large portfolio of property on behalf of Hampshire County Council (HCC). Within these buildings, other directorates provide key services to the residents of Hampshire. It is essential that the buildings remain operational, to support the delivery of these services, and provide a safe and functional environment for the users and visitors.

The desired outcomes of the new contract are to deliver a modern and effective compliance, planned preventative maintenance and reactive maintenance service for the Council, Schools, and other customers. Ensuring good quality, value for money work, is undertaken with a lifecycle approach to asset management, utilising digital tools to

facilitate timely and accurate information to support and inform effective estate management and customer interactions.

The Council has identified several strategic benefits that can be achieved with a move to a more streamlined delivery model where a sole supplier provides Engineering and Building Fabric servicing and repairs across the whole of the Councils property portfolio.

The contract will include Reactive Maintenance, Cyclical Servicing and an Out of Hours Service. The types of works below are not exhaustive and will be subject to change to meet all the service requirements.

Typical Building Fabric works would be:

- Roof Repairs to both pitched and flat roofs
- Drainage Inspections & Repairs
- Internal finishes, decorations
- Doors, Windows & Glazing

Typical Engineering Works would be:

- Mechanical & Electrical (M&E) cyclical servicing and compliance activities
- Electrical infrastructure, plant and equipment repairs
- Mechanical infrastructure, plant and equipment repairs
- Engineering related swimming pool servicing and repairs
- Catering equipment servicing and repairs.

Most of the reactive and cyclical maintenance will be carried out during normal working hours but there is a requirement to provide a 24/7 call-out system, 365 days a year for the duration of the contract. This will include the provision for receiving and assessing calls from building occupants and the deployment of competent maintenance staff to make safe and carry out repairs. It is proposed that the contract terms will also provide a compliant route for delivery of small project works (by exception) and where it won't impact capacity for core service delivery.

The intention is to form a collaborative arrangement between the supplier and the Councils Term Maintenance team within Property Services, to provide an accessible, helpful, and efficient service (both in terms of cost and task completion time)

Areas that are critical to service delivery have been identified as:

- Compliance - work that meets statutory obligations of for safety and operation
- Quality - good quality work to prevent future defects and issues arising including effective management and auditing of sub-contractors to ensure quality and safety.
- Resilience - the ability to provide a responsive service during critical incidents.
- Data management - Single source of accurate, reliable and timely information enabling and supporting the Council to meet the asset intelligence requirements of its Strategic Asset Management Plan.
- Consistency - Uniform interpretation of Key Performance Indicators (KPIs), recording of information, ways of working and the same standard of service being experienced by customers regardless of location.
- Cost - value for money
- Flexibility/adaptability - Approach to continuous improvement, innovation and willingness to adjust ways of working to deliver greater benefit and efficiency.

Under the current contract the Building Fabric spend was in 2022/23 approximately £6.5M per annum and the Mechanical & Electrical spend was approximately £11.5M per annum. Therefore the total expected value of the new combined term maintenance contract per annum (based on current costs) is approximately £18M per annum.

The initial contract term is expected to be 5 years with the option to extend up to a further 5 years, with intervals to be agreed between the Council and supplier. Therefore, the potential total value of this opportunity, based on the current specification and costs, over the whole 10 year period would equate to around £180M.

II.2.14) Additional information

In order to assist the Council with the re-procurement of the new Term Maintenance Contract a questionnaire will be issued subsequent to the supplier day for suppliers to provide feedback in respect of changing the delivery model and comment on the outline tendering strategy.

The Council require the questionnaire to be returned by 12:00 on Friday 4th August 2023 and responses should be sent via the Intend correspondence function.

If you cannot return the questionnaire by the return deadline or do not wish to complete the questionnaire, then this will not count against you when tender opportunity is

published by the Council.

Suppliers have the option to request a Microsoft Teams call with members of the project team to discuss the Council's proposed strategy and responses being sought in relation to the questionnaire. Requests should be made via Intend correspondence with a list of preferred dates and times you are available. The Council would request a limit of two members from any supplier being in attendance and will be restricted to one clarification meeting per contractor.

Any general clarifications arising from the supplier meetings or questions raised subsequently to the information day will be posted via Intend clarifications.

The Council will review any information shared which is deemed commercially sensitive with the concerned supplier. Any information deemed commercially sensitive will not be shared via clarification.

II.3) Estimated date of publication of contract notice

1 July 2024

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: Yes