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Contract

## **Steam Traps and Ancillary Equipment Servicing & Maintenance**

University Of Edinburgh

F03: Contract award notice

Notice identifier: 2021/S 000-023161

Procurement identifier (OCID): ocds-h6vhtk-029aa0

Published 17 September 2021, 11:25am

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

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

University Of Edinburgh

Charles Stewart House, 9-16 Chambers Street

Edinburgh

EH1 1HT

#### **Contact**

Maria Dick

#### **Email**

[maria.dick@ed.ac.uk](mailto:maria.dick@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.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**

Steam Traps and Ancillary Equipment Servicing & Maintenance

Reference number

EC0949

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

- 50000000 - Repair and maintenance services

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

Services

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

The University of Edinburgh is wishing to procure the services of a single Contractor to provide a comprehensive servicing, maintenance and reactive works service covering the steam system traps and ancillary equipment, located across the various campuses' buildings; including laboratory and restricted areas. All work in laboratories must be carried out following the Guidance for University's Maintenance Staff and Contractors working in Laboratories. The Contractor shall take due account of the need to work without disruption to the operation of the buildings and their users. Out of normal hours working may be applicable for some teaching, staff and research areas.

The Contractor shall undertake the service, testing and maintenance of the steam and condensate systems through undertaking the tasks in line with the University's requirements and the manufacturer's recommendations (Spirax Sarco, ARI, Bailey and Nabuc. The majority of equipment models fall under Spirax Sarco).

Any repair, remedial or replacement works shall include, as is necessary, all associated works such as electrical isolation, supplies and protection, and any plumbing or ancillary mechanical services work and undertake all testing and commissioning of the equipment / system and issue all relevant documentation (O&M Manuals, H&S File etc.).

All parts and components shall be sourced from the plant or equipment original manufacturer.

The Contractor during the first 6 months of the contract, shall identify spares required to be kept on site to minimise equipment downtime, these spares are to be agreed with the contract manager and maintained at the required stock level.

The Contractor shall provide a Reactive Works call-out service to the University. The Contractor shall minimise the time that equipment is out of service following a breakdown or damage by ensuring the availability of trained and competent personnel who are able to respond promptly in the event of breakdown within the contracted time periods.

All activities which install, remove, refurbish, maintain, mothball, put in service or remove assets from service will be required to undertake Asset Data Management duties. Through this service contract appointment the Contractor shall maintain an accurate database of their own and record asset information from maintenance visits. This database shall be aligned to the UoE Asset Management Guideline (AMG).

To comply with the University's Pressure Systems Safety Regulations (PSSR) 2000 Written Scheme of Examination, in programming the major annual services, the Contractor shall liaise with the University Estates and the Insurers so as to allow all necessary inspections to take place in unison with the service.

The Contractor shall at all times keep engaged a competent person in charge who shall also act as the Contractor's Representative/Supervisor and shall provide along with his tender submission the name, contact details and experience of the person (minimum of 5 years relevant experience working on steam and other pressurised systems) who will provide the single point of contact for the duration of the Contract. This individual should have appropriate experience both managerially and technically on similar sized contracts.

This contract is being tendered on behalf of the University of Edinburgh and all University of Edinburgh Subsidiary Companies. Any and all of the University of Edinburgh's Subsidiary Companies may access and utilise this Contract at any time during the relevant Contract period.

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 PSC-T, 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 completing the SPD in PCS-T.

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

This contract is divided into lots: No

### **II.1.7) Total value of the procurement (excluding VAT)**

Value excluding VAT: £210,000

## **II.2) Description**

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

- 50000000 - Repair and maintenance services

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

NUTS codes

- UKM75 - Edinburgh, City of

Main site or place of performance

Edinburgh

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

The Contractor shall provide a comprehensive servicing, maintenance and reactive works service to the University covering the steam system traps and ancillary equipment, located across the various campuses' buildings, consisting of laboratory (restricted access) facilities and non-laboratory facilities.

The Contractor shall be responsible for carrying out planned service and maintenance in accordance with statutory compliance and the relevant SFG20 task schedules and manufacturer's recommendations. The Contractor shall provide a written scheme of examination (WSE) for each system, certified by a competent person.

The Contractor shall provide a detailed programme of works to the University Estates 2 weeks after appointment setting out the order of work to be undertaken, the type of PPM visit and the duration in each building.

The Contractor shall take due account of the need to work without disruption to the operation of the buildings and their users. Out of normal hours working may be applicable for some teaching, staff and research areas.

To comply with the University's Pressure Systems Safety Regulations (PSSR) 2000 Written Scheme of Examination, in programming the major annual services, the Contractor shall liaise with the University Estates and the Insurers so as to allow all necessary inspections to

take place in unison with the service.

On an annual basis, the Contractor shall carry out a major servicing for Metering Systems.

For Steam Traps, Pipeline Ancillaries and Mechanical Pressure Powered Pumps, minor service tasks shall be undertaken on a six monthly basis and major service tasks on an annual basis.

The Contractor shall undertake an annual survey of all the steam system traps for review with the University Estates.

All activities which install, remove, refurbish, maintain, mothball, put in service or remove assets from service will require the Contractor to undertake Asset Data Management duties; maintaining an accurate database of their own and record asset information from maintenance visits. This database shall be aligned to the UoE Asset Management Guideline (AMG).

All parts and components shall be sourced from the plant or equipment original manufacturer.

The Contractor shall provide a list of critical spares they recommend are held by the University within 4 weeks of appointment and include numbers and all relevant costs.

The Contractor shall remove and suitably dispose of all redundant plant, equipment and materials.

During the Contract Term, the Contractor shall provide a Reactive Works call-out service to the University during out of hours and weekends as well as normal weekday hours. Reactive Works refers to repairs that are done when equipment has already broken down, in order to restore the equipment to its normal operating condition.

Any repair, remedial or replacement works shall include, as is necessary, all associated works such as electrical isolation, supplies and protection, and any plumbing or ancillary mechanical services work and undertake all testing and commissioning of the equipment / system and issue all relevant documentation (O&M Manuals, H&S File etc.). Any works to the Building Energy Management System (BEMS) installation shall be carried out through one of the two BEMS Controls Specialists. These Specialists shall liaise with the University's Estates BEMS team. All works shall be managed by the Contractor.

During the course of the Contract, the Contractor shall submit quarterly progress reports to the University Building Services Group. During the course of the contract, performance review meetings shall be held with senior members of the Contractor and University Estates Building Services Engineer. The meetings shall be held monthly for the first three months and quarterly thereafter.

For full details of service contract requirement the bidder is instructed to read Schedule 3 Statement of Requirement- Brief v6 contained within the tender.

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

Quality criterion - Name: Quality / Weighting: 70

Price - Weighting: 30

### **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**

Economic operators may be excluded from this competition if there are in any of the situations referred to in regulation 58 of the Public

Contracts (Scotland) Regulations 2015

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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: [2021/S 000-006792](#)

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## **Section V. Award of contract**

### **Contract No**

EC0949

A contract/lot is awarded: Yes

### **V.2) Award of contract**

#### **V.2.1) Date of conclusion of the contract**

8 September 2021

#### **V.2.2) Information about tenders**

Number of tenders received: 1

Number of tenders received from SMEs: 1

Number of tenders received from tenderers from other EU Member States: 0

Number of tenders received from tenderers from non-EU Member States: 0



Number of tenders received by electronic means: 1

The contract has been awarded to a group of economic operators: No

**V.2.3) Name and address of the contractor**

Spirax Sarco Ltd

Charlton House

Cheltenham

GL53 8ER

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor is an SME

Yes

**V.2.4) Information on value of contract/lot (excluding VAT)**

Total value of the contract/lot: £210,000

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## **Section VI. Complementary information**

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

The proposed contract period is an initial 2 year contract with an option to extend for a further 1 plus 1 year up to 2025.

The published contact value includes PPM and estimated cost for remedial and emergency services over a four year period.

(SC Ref:667614)

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

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

Edinburgh Sheriff Court

Sheriff Court House, 27 Chambers Street

Edinburgh

EH1 1LB

Country

United Kingdom