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Tender

## **2664\_22 Property, Building and Infrastructure Advice and Management Services**

ESPO

F02: Contract notice

Notice identifier: 2021/S 000-023600

Procurement identifier (OCID): ocids-h6vhtk-02e3a3

Published 22 September 2021, 4:09pm

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

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

ESPO

Barnsdale Way, Grove Park, Enderby

Leicester

LE19 1ES

#### **Contact**

Corporate solutions procurement team

#### **Email**

[tenders@espo.org](mailto:tenders@espo.org)

#### **Telephone**

+44 1162657928

#### **Country**

United Kingdom

**NUTS code**

UKF21 - Leicester

**Internet address(es)**

Main address

<http://www.espo.org/>

**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

[www.eastmidstenders.org](http://www.eastmidstenders.org)

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

[www.eastmidstenders.org](http://www.eastmidstenders.org)

**I.4) Type of the contracting authority**

Regional or local authority

**I.5) Main activity**

Other activity

Local Authority Services

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## **Section II: Object**

### **II.1) Scope of the procurement**

#### **II.1.1) Title**

2664\_22 Property, Building and Infrastructure Advice and Management Services

Reference number

2664\_22

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

- 71315210 - Building services consultancy services

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

Services

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

An ESPO national Framework to provide a reliable and competent source of Property, Building and Infrastructure Advice & Management Services including but not limited to Project Management, Energy Management, Cost Management, Construction Consultancy Services and General and Technical Advice.

Lot 1 Multidisciplinary Technical Advice Services for Property, Building and Infrastructure

- Lot 1a London and the South East
- Lot 1b The Rest of England and Wales
- Lot 1c Scotland
- Lot 1d Northern Ireland

ESPO has established a commercial trading company, ESPO Trading Limited, whose target clients are third sector organisations such as national and local charities, public sector mutual organisations and other organisations involved in the delivery of services to or for the public sector. The successful Supplier may be asked to enter into an additional separate framework agreement (the Second Framework) with ESPO Trading Limited on materially similar terms to that found in the tender pack to be entered into by ESPO itself.

Any Second Framework agreement will be a purely commercial agreement and will, for

the avoidance of doubt, not be governed by the Public Contract Regulations 2015 or other public procurement legislation. ESPO Trading Limited may enter into the second framework agreement with the successful supplier and make it available to third sector clients who themselves are not required to follow the Public Contracts Regulations 2015 or other public procurement legislation. Accordingly, this is provided for bidders' information only.

An eAuction process may be used to award subsequent call off contracts following the reopening of competition among the parties to the Framework Agreement.

To tender: (a) Go to [www.eastmidstenders.org](http://www.eastmidstenders.org), (b) Register (c) Search for tender opportunity '2664\_22' d) Express an interest (e) Access and download the tender from the website.

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

Value excluding VAT: £750,000,000

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

This contract is divided into lots: Yes

Tenders may be submitted for all lots

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

#### **II.2.1) Title**

London and the South East

Lot No

1a

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

- 70331000 - Residential property services
- 70332000 - Non-residential property services
- 71000000 - Architectural, construction, engineering and inspection services
- 71210000 - Advisory architectural services
- 71242000 - Project and design preparation, estimation of costs

- 71244000 - Calculation of costs, monitoring of costs
- 71300000 - Engineering services
- 71310000 - Consultative engineering and construction services
- 71311000 - Civil engineering consultancy services
- 71313000 - Environmental engineering consultancy services
- 71313100 - Noise-control consultancy services
- 71313200 - Sound insulation and room acoustics consultancy services
- 71313410 - Risk or hazard assessment for construction
- 71313420 - Environmental standards for construction
- 71313430 - Environmental indicators analysis for construction
- 71313440 - Environmental Impact Assessment (EIA) services for construction
- 71313450 - Environmental monitoring for construction
- 71314000 - Energy and related services
- 71314200 - Energy-management services
- 71314300 - Energy-efficiency consultancy services
- 71315210 - Building services consultancy services
- 71541000 - Construction project management services
- 71600000 - Technical testing, analysis and consultancy services
- 72224000 - Project management consultancy services
- 79400000 - Business and management consultancy and related services
- 79410000 - Business and management consultancy services
- 79415200 - Design consultancy services
- 79417000 - Safety consultancy services
- 79419000 - Evaluation consultancy services
- 79421000 - Project-management services other than for construction work
- 79993000 - Building and facilities management services

- 79993100 - Facilities management services
- 90710000 - Environmental management

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

NUTS codes

- UK - United Kingdom

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

The provision to provide a reliable and competent source of Property, Building and Infrastructure Advice & Management Services including but not limited to project management, planning services, feasibility studies, production of specifications, cost management, design services, CDM services, civil engineering services, architect services, technologist services, surveyors services, mechanical and electrical services, energy management, construction consultancy services, general and technical advice and procurement services which may be required for all types of construction work including new builds, extensions, renovation and repair works.

### **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: £225,000,000

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

Start date

4 January 2022

End date

3 January 2024

This contract is subject to renewal

No

### **II.2.10) Information about variants**

Variants will be accepted: Yes

### **II.2.11) Information about options**

Options: Yes

Description of options

The framework agreement has the option to extend for up to a further 24 months. The total estimated value stated in Section II.1.5 includes the option period.

### **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) Description**

### **II.2.1) Title**

The Rest of England and Wales

Lot No

1b

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

- 70331000 - Residential property services
- 70332000 - Non-residential property services
- 71000000 - Architectural, construction, engineering and inspection services
- 71200000 - Architectural and related services
- 71210000 - Advisory architectural services
- 71240000 - Architectural, engineering and planning services
- 71241000 - Feasibility study, advisory service, analysis
- 71242000 - Project and design preparation, estimation of costs
- 71244000 - Calculation of costs, monitoring of costs
- 71300000 - Engineering services

- 71310000 - Consultative engineering and construction services
- 71311000 - Civil engineering consultancy services
- 71312000 - Structural engineering consultancy services
- 71313000 - Environmental engineering consultancy services
- 71313100 - Noise-control consultancy services
- 71313200 - Sound insulation and room acoustics consultancy services
- 71313410 - Risk or hazard assessment for construction
- 71313420 - Environmental standards for construction
- 71313430 - Environmental indicators analysis for construction
- 71313440 - Environmental Impact Assessment (EIA) services for construction
- 71313450 - Environmental monitoring for construction
- 71314000 - Energy and related services
- 71314200 - Energy-management services
- 71314300 - Energy-efficiency consultancy services
- 71315000 - Building services
- 71315210 - Building services consultancy services
- 71500000 - Construction-related services
- 71540000 - Construction management services
- 71541000 - Construction project management services
- 71600000 - Technical testing, analysis and consultancy services
- 72224000 - Project management consultancy services
- 79400000 - Business and management consultancy and related services
- 79410000 - Business and management consultancy services
- 79415000 - Production management consultancy services
- 79415200 - Design consultancy services
- 79417000 - Safety consultancy services



- 79419000 - Evaluation consultancy services
- 79420000 - Management-related services
- 79421000 - Project-management services other than for construction work
- 79993000 - Building and facilities management services
- 79993100 - Facilities management services
- 90710000 - Environmental management

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

NUTS codes

- UK - United Kingdom

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

The provision to provide a reliable and competent source of Property, Building and Infrastructure Advice & Management Services including but not limited to project management, planning services, feasibility studies, production of specifications, cost management, design services, CDM services, civil engineering services, architect services, technologist services, surveyors services, mechanical and electrical services, energy management, construction consultancy services, general and technical advice and procurement services which may be required for all types of construction work including new builds, extensions, renovation and repair works.

### **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: £225,000,000

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

Start date

4 January 2022

End date

3 January 2024

This contract is subject to renewal

No

### **II.2.10) Information about variants**

Variants will be accepted: Yes

### **II.2.11) Information about options**

Options: Yes

Description of options

The framework agreement has the option to extend for up to a further 24 months. The total estimated value stated in Section II.1.5 includes the option period.

### **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) Description**

### **II.2.1) Title**

Scotland

Lot No

1c

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

- 70331000 - Residential property services
- 70332000 - Non-residential property services
- 71000000 - Architectural, construction, engineering and inspection services
- 71200000 - Architectural and related services
- 71210000 - Advisory architectural services
- 71240000 - Architectural, engineering and planning services
- 71241000 - Feasibility study, advisory service, analysis

- 71242000 - Project and design preparation, estimation of costs
- 71244000 - Calculation of costs, monitoring of costs
- 71300000 - Engineering services
- 71310000 - Consultative engineering and construction services
- 71311000 - Civil engineering consultancy services
- 71312000 - Structural engineering consultancy services
- 71313000 - Environmental engineering consultancy services
- 71313100 - Noise-control consultancy services
- 71313200 - Sound insulation and room acoustics consultancy services
- 71313410 - Risk or hazard assessment for construction
- 71313420 - Environmental standards for construction
- 71313430 - Environmental indicators analysis for construction
- 71313440 - Environmental Impact Assessment (EIA) services for construction
- 71313450 - Environmental monitoring for construction
- 71314000 - Energy and related services
- 71314200 - Energy-management services
- 71314300 - Energy-efficiency consultancy services
- 71315000 - Building services
- 71315210 - Building services consultancy services
- 71541000 - Construction project management services
- 71600000 - Technical testing, analysis and consultancy services
- 72224000 - Project management consultancy services
- 79000000 - Business services: law, marketing, consulting, recruitment, printing and security
- 79400000 - Business and management consultancy and related services
- 79410000 - Business and management consultancy services
- 79415000 - Production management consultancy services

- 79415200 - Design consultancy services
- 79417000 - Safety consultancy services
- 79419000 - Evaluation consultancy services
- 79421000 - Project-management services other than for construction work
- 79993000 - Building and facilities management services
- 79993100 - Facilities management services
- 90710000 - Environmental management

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

NUTS codes

- UK - United Kingdom

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

The provision to provide a reliable and competent source of Property, Building and Infrastructure Advice & Management Services including but not limited to project management, planning services, feasibility studies, production of specifications, cost management, design services, CDM services, civil engineering services, architect services, technologist services, surveyors services, mechanical and electrical services, energy management, construction consultancy services, general and technical advice and procurement services which may be required for all types of construction work including new builds, extensions, renovation and repair works.

### **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: £150,000,000

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

Start date

4 January 2022

End date

3 January 2024

This contract is subject to renewal

No

#### **II.2.10) Information about variants**

Variants will be accepted: Yes

#### **II.2.11) Information about options**

Options: Yes

Description of options

The framework agreement has the option to extend for up to a further 24 months. The total estimated value stated in Section II.1.5 includes the option period.

#### **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) Description**

#### **II.2.1) Title**

Northern Ireland

Lot No

1d

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

- 70331000 - Residential property services
- 70332000 - Non-residential property services
- 71000000 - Architectural, construction, engineering and inspection services
- 71200000 - Architectural and related services
- 71210000 - Advisory architectural services

- 71240000 - Architectural, engineering and planning services
- 71241000 - Feasibility study, advisory service, analysis
- 71242000 - Project and design preparation, estimation of costs
- 71244000 - Calculation of costs, monitoring of costs
- 71300000 - Engineering services
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- 71315000 - Building services
- 71315210 - Building services consultancy services
- 71500000 - Construction-related services
- 71540000 - Construction management services
- 71541000 - Construction project management services
- 71600000 - Technical testing, analysis and consultancy services
- 72224000 - Project management consultancy services

- 79400000 - Business and management consultancy and related services
- 79410000 - Business and management consultancy services
- 79415000 - Production management consultancy services
- 79415200 - Design consultancy services
- 79417000 - Safety consultancy services
- 79419000 - Evaluation consultancy services
- 79421000 - Project-management services other than for construction work
- 79993000 - Building and facilities management services
- 79993100 - Facilities management services
- 90710000 - Environmental management

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

NUTS codes

- UK - United Kingdom

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

The provision to provide a reliable and competent source of Property, Building and Infrastructure Advice & Management Services including but not limited to project management, planning services, feasibility studies, production of specifications, cost management, design services, CDM services, civil engineering services, architect services, technologist services, surveyors services, mechanical and electrical services, energy management, construction consultancy services, general and technical advice and procurement services which may be required for all types of construction work including new builds, extensions, renovation and repair works.

### **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: £150,000,000

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

Start date

4 January 2022

End date

3 January 2024

This contract is subject to renewal

No

#### **II.2.10) Information about variants**

Variants will be accepted: Yes

#### **II.2.11) Information about options**

Options: Yes

Description of options

The framework agreement has the option to extend for up to a further 24 months. The total estimated value stated in Section II.1.5 includes the option period.

#### **II.2.13) Information about European Union Funds**

The procurement is related to a project and/or programme financed by European Union funds: No



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## **Section III. Legal, economic, financial and technical information**

### **III.1) Conditions for participation**

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

Selection criteria as stated in the procurement documents

#### **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**

The minimum financial requirement for the purposes of the current tender exercise is stated in the procurement documents.

This framework will operate on-going contract monitoring procedures following award, to ensure financial stability requirements are maintained.

Credit rating checks will be carried out on a regular basis, using the credit rating agency, Creditsafe Business Solutions Limited.

Any changes will be assessed (compared with a baseline credit rating score obtained at contract award stage) and significant changes or sustained degradation will be investigated.

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## **Section IV. Procedure**

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

#### **IV.1.1) Type of procedure**

Open procedure

#### **IV.1.3) Information about a framework agreement or a dynamic purchasing system**

The procurement involves the establishment of a framework agreement

Framework agreement with several operators

In the case of framework agreements, provide justification for any duration exceeding 4 years:

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

Date

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

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

Date

22 October 2021

Local time

12:00pm

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## **Section VI. Complementary information**

### **VI.1) Information about recurrence**

This is a recurrent procurement: No

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

As a Central Purchasing Body as defined in the Public Contracts Regulations 2015, the Framework Agreement is open for use by Public Bodies (defined at <https://www.espo.org/amfile/file/download/file/9608/>) that also fall into one of the following classifications of user throughout all administrative regions of the UK: Local Authorities; Educational Establishments (including Academies); Central Government Departments and Agencies; Police, Fire & Rescue and Coastguard Emergency Services; NHS and HSC Bodies, including Ambulance Services; Registered Charities; Registered Social Landlords; The Corporate Office of the House of Lords, The Corporate Officer of the House of Commons; or any public body established by or under the Scotland Act 1998 or any Act of the Scottish Parliament. Details of the classification of end user establishments and geographical areas are available at: <https://www.espo.org/legal>

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

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

The Royal Court of Justice

The Strand

London

WC2A 2LL

Country

United Kingdom

#### **VI.4.3) Review procedure**

Precise information on deadline(s) for review procedures

ESPO will incorporate a minimum 10 calendar day standstill period at the point information on the award of the contract is communicated to tenderers. Applicants who are unsuccessful shall be informed by ESPO as soon as possible after the decision has been made as to the reasons why the applicant was unsuccessful. If an appeal regarding

the award of the contract has not been successfully resolved, The Public Contracts Regulations 2015 (SI 2105 No. 102) provide for aggrieved parties who have been harmed or are at risk of harm by breach of the rules to take legal action. Any such action must be brought within the applicable limitation period. Where a contract has not been entered into, the Court may order the setting aside of the award decision or order for any document to be amended and may award damages, make a declaration of ineffectiveness, order for a fine to be paid, and/or order the duration of the contract be shortened. The purpose of the standstill period referred to above is to allow the parties to apply to the Courts to set aside the award decision before the contract is entered into.