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Tender

## **Hard FM & Soft FM Services Agreement**

BELFAST CITY AIRPORT LIMITED

F05: Contract notice – utilities

Notice identifier: 2024/S 000-024702

Procurement identifier (OCID): ocds-h6vhtk-04881c

Published 6 August 2024, 3:29pm

### **Section I: Contracting entity**

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

BELFAST CITY AIRPORT LIMITED

Sydenham By-pass

BELFAST

BT39JH

#### **Contact**

Gareth Hill

#### **Email**

[gareth.hill@bca.aero](mailto:gareth.hill@bca.aero)

#### **Country**

United Kingdom

**Region code**

UKN06 - Belfast

**Companies House**

NI016363

**Internet address(es)**

Main address

<https://www.belfastcityairport.com/>

**I.3) Communication**

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

<https://www.belfastcityairport.com/Tenders>

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

<https://www.belfastcityairport.com/Tenders>

**I.6) Main activity**

Airport-related activities

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## **Section II: Object**

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

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

Hard FM & Soft FM Services Agreement

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

- 79993000 - Building and facilities management services

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

Services

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

BCA requires provision of hard and soft facilities management services and waste management services (including the provision of an asset tagging and management system) at Belfast City Airport, the anticipated starting date for which is 1 January 2025. The intention of the procurement is to appoint a single contractor to be responsible for all such services, which are summarised in the Pre-Qualification Questionnaire. The contractor will be expected to provide all equipment necessary and enter into appropriate sub-contracting arrangements. All maintenance works and services are carried out by appropriately qualified contractors and/or skilled staff and in accordance with any relevant Codes of Practice and statutory provisions using proper materials of suitable quality. The duration of the Hard FM & Soft FM Services Agreement will be 3 years, with the option to extend for two further periods of 12 months each, at BCA's discretion.

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

Value excluding VAT: £4,500,000

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

This contract is divided into lots: No

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

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

- 50324200 - Preventive maintenance services
- 50710000 - Repair and maintenance services of electrical and mechanical building installations
- 71334000 - Mechanical and electrical engineering services
- 79993100 - Facilities management services
- 90500000 - Refuse and waste related services
- 90900000 - Cleaning and sanitation services

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

NUTS codes

- UKN - Northern Ireland

Main site or place of performance

Belfast City Airport

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

BCA intends to award the contract to a single provider to manage the provision of hard facilities management services (including planned and reactive mechanical & electrical & fabric maintenance to the "Landside" and specific "Airside" areas at Belfast City Airport) and soft facilities management services (including operation of the cleaning and waste management services at the same site). The successful bidder may also be required to install (and provide maintenance and support services in respect of) an asset tagging and management system for the complete airport site. On expiry or termination of the Hard FM & Soft FM Services Agreement (however arising), BCA must be provided with a perpetual, royalty-free, sub-licensable and irrevocable licence to the system and must own all associated equipment and documentation. Alternatively, the Contractor may be required to integrate their computer aided facility management system with an alternative system proposed by BCA (the licensing and support requirements of which shall be managed by BCA).

The scope of services to be provided are summarised in the Pre-Qualification Questionnaire and will be provided in more detail in the Invitation to Negotiate. Qualified bidders will be provided with historic usage requirements and asked to provide costs on that basis. Qualified bidders will have the opportunity to visit the site before submitting tenders. The estimated value of this procurement is on the basis of the maximum duration of the contract (being 5

years).

### **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: £4,500,000

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

Duration in months

60

This contract is subject to renewal

No

### **II.2.9) Information about the limits on the number of candidates to be invited**

Envisaged number of candidates: 5

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

Variants will be accepted: No

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

Options: Yes

Description of options

The agreement will have an intended initial period of 3 years. At that time, BCA will have the option, at its discretion, to extend the duration for two further periods of 12 months each (subject to the terms of the contract).

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## **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

As specified in the Pre-Qualification Questionnaire

#### **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.1.4) Objective rules and criteria for participation**

List and brief description of rules and criteria

As specified in the Pre-Qualification Questionnaire

#### **III.1.6) Deposits and guarantees required**

BCA reserves the right to require performance bonds, deposits, parent company guarantees, or other forms of undertaking or security to ensure proper contractual performance.

#### **III.1.7) Main financing conditions and payment arrangements and/or reference to the relevant provisions governing them**

As set out in the contract documentation which will be provided to all bidders invited to take part in the negotiation process.

#### **III.1.8) Legal form to be taken by the group of economic operators to whom the contract is to be awarded**

Subject to the status and involvement of the parties, BCA may require the parties to commit to joint and several liability in respect of the contract. Alternatively BCA may require the lead

operator to take total responsibility or a consortium to form a legal entity and provide parent company guarantees before entering into any contract.

## **III.2) Conditions related to the contract**

### **III.2.2) Contract performance conditions**

As set out in the contract documentation which will be provided to all bidders invited to take part in the negotiation process.

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## **Section IV. Procedure**

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

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

Negotiated procedure with prior call for competition

#### **IV.1.4) Information about reduction of the number of solutions or tenders during negotiation or dialogue**

Recourse to staged procedure to gradually reduce the number of solutions to be discussed or tenders to be negotiated

#### **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

6 September 2024

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



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## **Section VI. Complementary information**

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

This is a recurrent procurement: No

### **VI.2) Information about electronic workflows**

Electronic payment will be used

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

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

High Court of Justice in Northern Ireland

Royal Courts of Justice, Chichester Street

Belfast

BT1 3JY

Country

United Kingdom