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Award

Provision of Hard Facilities Management Services at Student Accommodation

UNIVERSITY OF YORK

F15: Voluntary ex ante transparency notice

Notice identifier: 2021/S 000-024878

Procurement identifier (OCID): ocids-h6vhtk-02e89b

Published 6 October 2021, 11:32am

Section I: Contracting authority/entity

I.1) Name and addresses

UNIVERSITY OF YORK

Heslington

York

YO10 5DD

Contact

Rob Allan

Email

rob.allan@york.ac.uk

Telephone

+44 1904328214

Country

United Kingdom

NUTS code

UKE21 - York

Internet address(es)

Main address

www.york.ac.uk

Buyer's address

<https://in-tendhost.co.uk/york.aspx/Home>

I.4) Type of the contracting authority

Body governed by public law

I.5) Main activity

Education

Section II: Object

II.1) Scope of the procurement

II.1.1) Title

Provision of Hard Facilities Management Services at Student Accommodation

Reference number

UY/PROC/637

II.1.2) Main CPV code

- 79993100 - Facilities management services

II.1.3) Type of contract

Services

II.1.4) Short description

Notice of intention to award a hard facilities management service contract. The University of York is procuring on behalf of Student Accommodation Provision 3 LLP (Company registration number: OC382019) who is owned by the The University of York, and York University Property Company Ltd.

II.1.6) Information about lots

This contract is divided into lots: No

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

Lowest offer: £600,000 / Highest offer: £2,400,000 taken into consideration

II.2) Description

II.2.2) Additional CPV code(s)

- 45451000 - Decoration work
- 45452000 - Exterior cleaning work for buildings
- 45453000 - Overhaul and refurbishment work
- 50710000 - Repair and maintenance services of electrical and mechanical building installations

- 50720000 - Repair and maintenance services of central heating
- 50730000 - Repair and maintenance services of cooler groups
- 50740000 - Repair and maintenance services of escalators
- 50750000 - Lift-maintenance services
- 50760000 - Repair and maintenance of public conveniences
- 90910000 - Cleaning services
- 90920000 - Facility related sanitation services

II.2.3) Place of performance

NUTS codes

- UKE21 - York

Main site or place of performance

The contract shall provide Hard FM services to specific buildings located at the University of York Heslington Campus only.

II.2.4) Description of the procurement

Student Accommodation Provision 3 LLP ('the Company') is a wholly owned subsidiary of The University of York ("the University"), has a contract in place with Derwent Facilities Management Ltd for the provision of hard facilities management services which is due to expire on the 30.09.2022. The University is an equal shareholder of the two other subsidiary companies established for the provision of student accommodation colleges which are Student Accommodation Provision LLP (SAP), and Student Accommodation Provision 2 LLP (SAP2). All three of the aforementioned subsidiary companies have contracts in place with Derwent Facilities Management Limited for the provision of hard facilities management services.

The University is extending the Company's contract with Derwent Facilities Management Ltd from 01.10.2022 for a period of 4 years to co-terminate with the SAP and SAP2 contracts.

The University bought the Company in late 2019, and one option to be considered was to find a buyer for the Company within the term of the current hard FM contract, however the disruption caused by the Covid 19 lockdowns have delayed any decision regarding the Company's future. The University is unlikely to make a decision regarding the Company's future and potentially dispose of the Company prior to the current Derwent Facilities Management Ltd contract expiry date of the 30/09/2022.

IV.1.1. sets out the reasons why competition is not possible at this time. Hard FM services to be provided by Derwent Facilities Management Ltd to the Company include: helpdesk, risk assessments, professional services relating to statutory regulations, liaison with fire officer/building control, repair of FF&E, replacing light fittings, making safe circuit breakers, PAT, emergency lighting maintenance, new plumbing installation and ongoing maintenance, isolating and repair of leaks, lift maintenance and repair, statutory lift inspections, system flushing, repair of blocked sinks and toilets, drainage repairs, display of energy performance certificates, repair and replacement of ironmongery items (door handles, hinges, maglocks, etc.), maintenance of access control systems, inspection of fire signage and equipment, maintenance of fire fighting equipment, emergency response (minor and major leaks, water shortage, heating system leaks), undertake building condition surveys, undertake asset register surveys, undertake forward maintenance surveys, life cycle budget forecasting, management of works, finalise and snag works, ensure all staff and sub-contractors adhere to H&S procedures and legislation, carry out fire safety audits/risk assessments, provide fire safety advice, conduct termly room inspections and fabric condition audits.

II.2.11) Information about options

Options: No

Section IV. Procedure

IV.1) Description

IV.1.1) Type of procedure

Award of a contract without prior publication of a call for competition in the cases listed below

- The procurement falls outside the scope of application of the regulations

Explanation:

The University is not in a position to competitively tender a long term FM contract at this time for the following reasons:

- Co-termination with the two other contracts for SAP and SAP2 will result in the ability to advertise and tender a hard FM contract to cover all three colleges.
- It would be difficult to untangle the current hard FM provision to the three colleges in order to tender only the Company's requirement.

- The University has not made a decision regarding future ownership of the Company due to Covid 19 disruption, however the University may still be the Company's owner after the expiry of the current hard FM contract on the 30.09.2022 and shall require a hard FM contract in place.

Therefore it is the Company's intention to place a contract with Derwent Facilities Management Ltd to commence on the 01.10.22 for a maximum duration of 4 years in order to co-terminate with the University's other two hard FM contracts for SAP and SAP 2, during which time the University will agree a longer term strategy for the Company. Should that strategy include a longer term requirement for FM services similar to those currently being provided, the Company will competitively tender that requirement through an open process at an appropriate time within the 4 year term. The Company and University wish to maximise competition, and feel that going to market with a decided future for the Company, together with a single contract for all three colleges will result in better value for the accommodation users, as well as reducing the risk of an uncertain future for potential bidders.

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: [2019/S 169-414074](#)

Section V. Award of contract/concession

Contract No

UY/PROC/637

Title

Provision of Hard Facilities Management Services at Student Accommodation

A contract/lot is awarded: Yes

V.2) Award of contract/concession

V.2.1) Date of conclusion of the contract

6 October 2021

V.2.2) Information about tenders

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

V.2.3) Name and address of the contractor/concessionaire

Derwent Facilities Management Ltd

1 Centro Place, Pride Park

Derby

DE248RF

Email

enquiries@derwentfm.com

Telephone

+44 1135311000

Country

United Kingdom

NUTS code

- UKF11 - Derby

Internet address

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

The contractor/concessionaire is an SME

No

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

Initial estimated total value of the contract/lot/concession: £2,400,000

Lowest offer: £600,000 / Highest offer: £2,400,000 taken into consideration

Section VI. Complementary information

VI.4) Procedures for review

VI.4.1) Review body

Royal Courts of Justice

Strand

London

WC2A 2LL

Telephone

+44 2079476000

Country

United Kingdom

VI.4.2) Body responsible for mediation procedures

University of York

Heslington

York

YO10 5DD

Telephone

+44 1904320000

Country

United Kingdom

Internet address

www.york.ac.uk

VI.4.4) Service from which information about the review procedure may be obtained

Royal Courts of Justice

Strand

London

WC2A 2L

Telephone

+44 2079476000

Country

United Kingdom