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Contract

## **Facilities Management Services**

Forth Valley College

F03: Contract award notice

Notice identifier: 2024/S 000-025526

Procurement identifier (OCID): ocds-h6vhtk-040fe5

Published 13 August 2024, 8:54am

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

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

Forth Valley College

Grangemouth Road

Falkirk

FK2 9AD

#### **Contact**

Angela Van Gelder

#### **Email**

[avangelder@apuc-scot.ac.uk](mailto:avangelder@apuc-scot.ac.uk)

#### **Country**

United Kingdom

#### **NUTS code**

UKM76 - Falkirk

**Internet address(es)**

Main address

<http://www.forthvalley.ac.uk>

Buyer's address

[https://www.publiccontractsscotland.gov.uk/search/Search\\_AuthProfile.aspx?ID=AA00451](https://www.publiccontractsscotland.gov.uk/search/Search_AuthProfile.aspx?ID=AA00451)

**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**

Facilities Management Services

Reference number

EST-2022-04

**II.1.2) Main CPV code**

- 79993100 - Facilities management services

**II.1.3) Type of contract**

Services

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

The Contractor will be required to provide (or manage the provision of via sub-contractors) the range of FM services including:

Facilities Management Helpdesk; including the maintenance of the asset records

Asset Information Model

Building Information Modelling (support and maintenance)

Building Management System - manage and maintain (the College uses Trend iQ Vision BMS system)

Lighting Management System - manage and maintain (Falkirk Campus – Zumtobel)

Planned & Reactive Building Fabric & Building Services Maintenance, Planned Preventative Maintenance Schedule , and Statutory Maintenance

Grounds Maintenance (Hard and Soft)

Pest Control

Energy & Utilities Monitoring

Cleaning

Waste Management

Other related services as required

#### **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: £13,500,000

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

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

- 48421000 - Facilities management software package

- 50711000 - Repair and maintenance services of electrical building installations
- 50712000 - Repair and maintenance services of mechanical building installations
- 50720000 - Repair and maintenance services of central heating
- 50750000 - Lift-maintenance services
- 98514000 - Domestic services
- 90620000 - Snow-clearing services
- 90630000 - Ice-clearing services
- 90690000 - Graffiti removal services
- 77314000 - Grounds maintenance services
- 90922000 - Pest-control services
- 71314200 - Energy-management services
- 90500000 - Refuse and waste related services

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

NUTS codes

- UKM72 - Clackmannanshire and Fife
- UKM76 - Falkirk
- UKM77 - Perth & Kinross and Stirling

Main site or place of performance

Falkirk, Alloa and Stirling

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

The College is seeking to appoint a single Facilities Management Contractor to provide Facilities Management (FM) services at the College's campuses in Falkirk, Stirling and Alloa.

The College's existing portfolio is as follows:

Falkirk Campus, January 2020, 21,703 sq.m, Single Building comprises ground & first floor, Total Hours of operation per annum is 3300, Energy Saving Features are Rainwater harvesting system, solar panels, mix of natural ventilation, mechanical ventilation and

naturally ventilated, energy piles, gas heating, underfloor heating, LED lighting, chill beams, BREEAM "Very Good" rating, EPC Rating B (as at December 2019). Operational Hours are 6.30am to 5.30 pm (Mon, Wed, Fri), 6am to 9pm (Tues Thurs, during term times)

Alloa Campus, Opened in August 2011, 5,786 sq.m, Single Building comprises Lower Ground (Floor 0), Ground (Floor 1) and First Floor (Floor 2), Total hours of operation per annum – 2750, Energy Saving Features include Rainwater harvesting system, solar thermal water heating, predominately naturally ventilated, gas heating, underfloor heating. BREEAM "Excellent" rating. EPC Rating B (at July 2011). Operational Hours are 7am to 6.00 pm (Mon - Fri during Term Time)

Stirling Campus, Opened March 2012, 7,989 sq.m, Single Building comprises Ground Floor and First Floor, Total Hours of operation per annum are 3050. Energy Saving Features include Rainwater harvesting system, solar Thermal water heating, predominately naturally ventilated, gas heating, underfloor heating. BREEAM "Excellent" rating. EPC Rating C (at April 2022). Operational Hours are 7am to 6.00 pm (Mon, Wed, Fri), 7am to 9pm (Tues Thurs, all year)

The Contractor will be required to provide (or manage the provision of via sub-contractors) the range of FM services including:

Facilities Management Helpdesk; including the maintenance of the asset records

Asset Information Model

Building Information Modelling (support and maintenance)

Building Management System - manage and maintain (the College uses Trend iQ Vision BMS system)

Lighting Management System - manage and maintain (Falkirk Campus – Zumtobel)

Planned & Reactive Building Fabric & Building Services Maintenance, PPMS, and Statutory Maintenance

Grounds Maintenance (Hard and Soft)

Pest Control

Energy & Utilities Monitoring

Cleaning

## Waste Management

Other related services as required

It is the College's view that Transfer of Undertakings (Protection of Employment) Regulations 2006 (TUPE) shall relate to this Contract.

The College recognises the values of, and supports actions to, enable a well-motivated and dedicated workforce both in its own organisation and in those of its clients and suppliers. The College supports the implementation of Fair Work First. The College is an accredited employer under the Scottish Living Wage scheme <https://scottishlivingwage.org/> and that requires all staff employed on their premises to receive remuneration payments that at least conform with the current Real Living Wage of 12.00GBP per hour. Please refer to the Instruction to Bidders Document for more information.

Furthermore, the College wishes to ensure that its key suppliers and contractors are committed to equality and diversity within their workforce and supply chain. This includes non-discriminatory behaviour and compliance with the Modern Slavery Act 2015.

The College expects that the Contractor shall ensure that payment of sub-contractors and all supply chain partners is made promptly, in accordance with relevant legislation.

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

Quality criterion - Name: Proposed Strategic Model & Structure / Weighting: 4

Quality criterion - Name: Fair Work including Human Resources (HR) Policies and Procedures / Weighting: 2

Quality criterion - Name: Approach to Innovation & Continuous Improvement / Weighting: 2

Quality criterion - Name: Quality Control and Performance Management / Weighting: 2

Quality criterion - Name: Mobilisation / Weighting: 2

Quality criterion - Name: Communication with the Client's Management Team and other Service Providers / Weighting: 1

Quality criterion - Name: Service Team Approach / Weighting: 1

Quality criterion - Name: Process for Managing Works / Weighting: 1

Quality criterion - Name: Community Benefits / Weighting: 2

Quality criterion - Name: Sustainability Management / Weighting: 3

Quality criterion - Name: Operational Management / Weighting: 6

Quality criterion - Name: Health and Safety Services / Weighting: 2

Quality criterion - Name: Helpdesk and Computer Aided FM (CAFM) / Weighting: 2

Quality criterion - Name: Planned, Reactive and Statutory Maintenance / Weighting: 9

Quality criterion - Name: Grounds Maintenance / Weighting: 2

Quality criterion - Name: Performance Mechanism and KPIs / Weighting: 2

Quality criterion - Name: Presentation / Weighting: 10

Quality criterion - Name: Cleaning & Associated Services / Weighting: 7

Cost criterion - Name: Pricing Schedule - Total Cost / Weighting: 36

Cost criterion - Name: Pricing Schedule - Average Hourly Rates / Weighting: 4

#### **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

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## **Section IV. Procedure**

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

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

Competitive procedure with negotiation

#### **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: [2023/S 000-031886](#)

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

### **Contract No**

EST-2022-04

A contract/lot is awarded: Yes

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

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

3 July 2024

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

Number of tenders received: 3

Number of tenders received from SMEs: 0

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

Number of tenders received from tenderers from non-EU Member States: 3

Number of tenders received by electronic means: 3

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

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

FES FM Ltd

Forth House, Pirnhall Business Park

Stirling

FK7 8HW

Telephone

+44 1786458888

Country

United Kingdom

NUTS code

- UK - United Kingdom

Internet address

<https://www.fes-group.co.uk/group-services/facilities-management/>

The contractor is an SME

No

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

Initial estimated total value of the contract/lot: £13,500,000

Total value of the contract/lot: £13,500,000

#### **V.2.5) Information about subcontracting**

The contract is likely to be subcontracted

Value or proportion likely to be subcontracted to third parties

Value excluding VAT: £4,050,000

Proportion: 30 %

Short description of the part of the contract to be subcontracted

LEV, Solar, Auto Doors, Waste, Pat Testing, Water Coolers, Deep Cleaning, Pest Control, Evac Chairs, Window Cleaning, Lifts, Fire Prevention Maintenance, BMS, Rainwater Harvesting, Lifting/Hoist Maintenance, Boilers, Lighting Controls, Air Compressors, Grounds Maintenance, Gas Detection and Monitoring

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## **Section VI. Complementary information**

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

This contract is for a period of 5 years plus 2 x 24 month optional extension periods. The overall estimated value has accounted for the optional extension periods, an estimated 4% annual increase in CPI, reactive works outwith the limited threshold and potential ad-hoc works projects. These aspects are all unknown at this stage therefore the contract value may vary up or down from the total value stated in this notice.

(SC Ref:772480)

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

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

Camelon Sheriff Court

Main Street

Camelon, Falkirk

FK14AR

Country

United Kingdom