This is a published notice on the Find a Tender service: <a href="https://www.find-tender.service.gov.uk/Notice/026507-2024">https://www.find-tender.service.gov.uk/Notice/026507-2024</a>

Tender

# **Building Management System (BMS) Upgrade, Improvement, Servicing & Maintenance Contract**

Perth & Kinross Council

F02: Contract notice

Notice identifier: 2024/S 000-026507

Procurement identifier (OCID): ocds-h6vhtk-04922d

Published 20 August 2024, 3:04pm

# **Section I: Contracting authority**

# I.1) Name and addresses

Perth & Kinross Council

2 High Street

Perth

PH1 5PH

Contact

Chris Anton

**Email** 

canton@pkc.gov.uk

**Telephone** 

+44 1738475000

Country

**United Kingdom** 

#### **NUTS** code

UKM77 - Perth & Kinross and Stirling

### Internet address(es)

Main address

http://www.pkc.gov.uk

Buyer's address

https://www.publiccontractsscotland.gov.uk/search/Search\_AuthProfile.aspx?ID=AA0037

# I.3) Communication

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

www.publictendersscotland.publiccontractsscotland.gov.uk

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

www.publictendersscotland.publiccontractsscotland.gov.uk

# I.4) Type of the contracting authority

Regional or local authority

# I.5) Main activity

General public services

# **Section II: Object**

# II.1) Scope of the procurement

### II.1.1) Title

Building Management System (BMS) Upgrade, Improvement, Servicing & Maintenance Contract

Reference number

PKC12825

### II.1.2) Main CPV code

• 71314200 - Energy-management services

### II.1.3) Type of contract

Services

### II.1.4) Short description

Perth & Kinross Council ('the Council') is seeking to appoint a suitably qualified and experienced contractor to develop the current estate and encompass all BMS works associated to servicing, maintenance, monitoring and control projects.

#### II.1.5) Estimated total value

Value excluding VAT: £5,000,000

### II.1.6) Information about lots

This contract is divided into lots: No

### II.2) Description

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

- 09300000 Electricity, heating, solar and nuclear energy
- 38551000 Energy meters
- 71314000 Energy and related services
- 65400000 Other sources of energy supplies and distribution

- 45232141 Heating works
- 45259300 Heating-plant repair and maintenance work
- 71314310 Heating engineering services for buildings

### II.2.3) Place of performance

**NUTS** codes

UKM77 - Perth & Kinross and Stirling

### II.2.4) Description of the procurement

Perth & Kinross Council ('the Council') is seeking to appoint a suitably qualified and experienced contractor to develop the current estate and encompass all BMS works associated to servicing, maintenance, monitoring and control projects.

### II.2.5) Award criteria

Quality criterion - Name: Quality / Weighting: 70

Price - Weighting: 30

#### II.2.6) Estimated value

Value excluding VAT: £5,000,000

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

Duration in months

36

This contract is subject to renewal

Yes

Description of renewals

The Council will have the option of extending the Contract, either singularly for four further periods of up to 12 months each or in phases up to a maximum of 48 months after the expiry of the initial term.

#### II.2.10) Information about variants

Variants will be accepted: No

### 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

Estimated value includes the extension period.

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

# III.1) Conditions for participation

### III.1.2) Economic and financial standing

List and brief description of selection criteria

### Requirement

4B.4 The Bidder will be required to state the values for the following for the last two financial years:

- 1. Current Ratio (Current Assets divided by Current Liabilities)
- 2. Net Assets (Net Worth) (value per the Balance Sheet)

4B.5.1 The Bidder must confirm they already have, or can commit to obtain, prior to commencement of the contract:

Employer's Liability Insurance

Public Liability Insurance

Minimum level(s) of standards possibly required

4B.4 Financial Ratios

The acceptable range is:

1. Current Ratio - it is expected that the ratio is equal to or greater than 1, i.e. Current

Assets will equal or exceed Current Liabilities for both years. Reasons for not meeting the required test to be disclosed by tenderers together with appropriate supporting evidence to confirm the suitability of the tenderer for the contract.

2. Net Assets (Net Worth) - it is expected that the Net Worth will be positive, i.e. a Net Assets position for both years. Reasons for not meeting the required test to be disclosed together with appropriate supporting evidence to confirm the suitability of the tenderer for the contract.

#### 4B.5 Level of Insurance

Employer's Liability Insurance in the sum of GBP10,000,000 for any one occurrence or series of occurrences arising out of one event.

Public Liability Insurance in the sum of GBP5,000,000 for any one occurrence or series of occurrences arising out of one event.

### III.1.3) Technical and professional ability

List and brief description of selection criteria

- 4C.1.2 Bidders will be required to provide 1 example of how they have delivered a similar service within the last three years.
- 4D.1 Quality Management Procedures
- 4D.2 Environmental Quality Management Systems or Standards

Minimum level(s) of standards possibly required

- 4C.1.2 The bidder is required to provide a recent example of working with a local authority that includes experience of managing a remote Desigo CC platform.
- 4D.1 Quality Management Procedures
- 1. The bidder must hold a UKAS (or equivalent) accredited independent third-party certificate of compliance in accordance with BS EN ISO 9001 (or equivalent),

OR

2. The bidder must be able to provide documented evidence of their Quality Management policies and procedures as detailed in section 10 of the Instructions for Tenderers document.

### **4D.1 HEALTH AND SAFETY PROCEDURES**

1. The bidder must hold a UKAS (or equivalent), accredited independent third-party certificate of compliance in accordance with BS OHSAS 18001 (or equivalent) or have, within the last 12 months, successfully met the assessment requirements of a construction-related scheme in registered membership of the Safety Schemes in Procurement (SSIP) forum.

OR,

The bidder must be able to provide documented evidence of their Health and Safety policies and procedures as detailed in section 10 of the Instructions for Tenderers document.

Requirement - Environmental Management Standards

**Environmental Management Systems or Standards** 

1 The Bidder must hold a UKAS (or equivalent) accredited independent third-party certificate of compliance with

BS EN ISO 14001 (or equivalent) or a valid EMAS (or equivalent) certificate,

OR

2. The bidder must be able to provide documented evidence of their Quality Management policies and procedures as detailed in section 10 of the Instructions for Tenderers document.

# III.2) Conditions related to the contract

### III.2.3) Information about staff responsible for the performance of the contract

Obligation to indicate the names and professional qualifications of the staff assigned to performing the contract

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

Date

20 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: 3 (from the date stated for receipt of tender)

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

Date

20 September 2024

Local time

12:00pm

# **Section VI. Complementary information**

# VI.1) Information about recurrence

This is a recurrent procurement: Yes

Estimated timing for further notices to be published: Prior to contract end date dependant on contract extension option being used

# VI.2) Information about electronic workflows

Electronic ordering will be used

Electronic invoicing will be accepted

Electronic payment will be used

# VI.3) Additional information

The buyer is using PCS-Tender to conduct this ITT exercise. The Project code is 27377. For more information see:

http://www.publiccontractsscotland.gov.uk/info/InfoCentre.aspx?ID=2343

A sub-contract clause has been included in this contract. For more information see: <a href="http://www.publiccontractsscotland.gov.uk/info/InfoCentre.aspx?ID=2363">http://www.publiccontractsscotland.gov.uk/info/InfoCentre.aspx?ID=2363</a>

Community benefits are included in this requirement. For more information see: <a href="https://www.gov.scot/policies/public-sector-procurement/community-benefits-in-procurement/">https://www.gov.scot/policies/public-sector-procurement/community-benefits-in-procurement/</a>

A summary of the expected community benefits has been provided as follows:

Community benefits are included in this requirement, more information on community benefits can be found in the instructions for tenderers document.

(SC Ref:775462)

# VI.4) Procedures for review

VI.4.1) Review body

Perth Sheriff Court

County Bldg, Tay St

Perth

PH2 8NL

Country

United Kingdom