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Planning

Communal Heating Systems for New Housing Developments Operation, Management and Maintenance Requirements

The City of Edinburgh Council

F01: Prior information notice

Prior information only

Notice identifier: 2021/S 000-027547

Procurement identifier (OCID): ocds-h6vhtk-02f309

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Section I: Contracting authority

I.1) Name and addresses

The City of Edinburgh Council

Waverley Court, 4 East Market Street

Edinburgh

EH8 8BG

Email

kelly.faulds@edinburgh.gov.uk

Telephone

+44 1315293415

Country

United Kingdom

NUTS code

UKM75 - Edinburgh, City of

Internet address(es)

Main address

<http://www.edinburgh.gov.uk>

Buyer's address

https://www.publiccontractsscotland.gov.uk/search/Search_AuthProfile.aspx?ID=AA00290

I.2) Information about joint procurement

The contract is awarded by a central purchasing body

I.3) Communication

Additional information can be obtained from the above-mentioned address

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

Communal Heating Systems for New Housing Developments Operation, Management and Maintenance Requirements

Reference number

CT0961

II.1.2) Main CPV code

- 09323000 - District heating

II.1.3) Type of contract

Supplies

II.1.4) Short description

The City of Edinburgh Council will shortly be inviting experienced organisations that can provide operational, maintenance, metering and billing services for new build housing developments that will be served by a communal heating system.

This Prior Information Notice (PIN) is being published to notify the market of the upcoming opportunity and to give the market an opportunity to participate in finalising the Council's procurement strategy and help shape the procurement process.

The Council has an immediate requirement for operation, management and maintenance of a district heating system for 444 homes at a newly completed site at Western Villages, Granton. This opportunity may be published as a single procurement process, or the Council may proceed with the establishment of a Framework Agreement to engage with a number of longer-term partners for a series of new build developments, of which Western Villages will be awarded as a Call Off from this Framework.

The objective of this PIN will be to determine market appetite; capability and capacity for Western Villages and the potential Framework. The PIN will also seek to identify the scope of the opportunity to identify the most appropriate scope for the requirement and procurement strategy is created.

Potential bidders are invited to download the market research questionnaire and complete no later than Friday 26th November Those who submit a questionnaire may be invited to a dialogue session with the Project team to expand on their responses.

II.1.6) Information about lots

This contract is divided into lots: No

II.2) Description

II.2.2) Additional CPV code(s)

- 45259000 - Repair and maintenance of plant
- 39715200 - Heating equipment
- 42515000 - District heating boiler
- 45232140 - District-heating mains construction work
- 45259300 - Heating-plant repair and maintenance work

II.2.3) Place of performance

NUTS codes

- UKM75 - Edinburgh, City of

Main site or place of performance

Edinburgh

II.2.4) Description of the procurement

The council is seeking to appoint an organisation or a number of organisations that can provide operational, maintenance, metering and billing services for new build housing developments that will be served by a communal heating system. Ideally the Council would like to appoint a single organisation to provide these services but would consider splitting the services depending on the outcome of the market engagement process.

The services required include:

Metering and Billing Services - To act as metering & billing agent, on behalf of the Council as the heat provider, to help set the most accurate heat tariff, ensuring the costs associated with providing heat are covered, whilst the costs charged to customers are fair. Services should be reliable, customer-focused, robust and competitively priced. It is expected metering and billing services are easy to use and ensure customers understand their energy bills and are in full control of their energy usage with high levels of end user support and customer service.

Tariff Setting Advice - 6 monthly or annual reviews of customer tariffs to ensure the tariff is based on up to date energy prices and the system efficiency.

System Performance Reviews - Review district heating performance to ensure the system is operating as efficiently as possible and troubleshoot and advise on how to boost performance to ensure cost to user and efficiency is optimised.

Operational Maintenance - Operating and maintaining energy centres and in-home meter

maintenance services to ensure the district heating network can continue to deliver heat and hot water for its full lifespan. Put in place quality control systems to ensure faults do not happen and minimise disruption to end users.

Reactive Maintenance - Responsibility to respond within designated timeframes to all network emergency service calls where a problem has arisen that requires immediate action.

Design Process Input - Provide advice and expertise on proposals for future developments which are in design development to ensure ease and cost of maintenance is factored into the appraisal and decision-making process.

Life Cycle Asset Replacement - Proactive repairs and replacement of the heating network assets throughout the life cycle to prolong assets where possible.

All the above services should:

- Comply with Heat Network (Metering & Billing) Regulations 2014, including adhering to the limitations on suppliers regarding fees and profits attributable to services from heat networks.

- Comply with CIBSE COP 2021

The Council will also assess the opportunity for capital works or installation works to be included in the Framework if appropriate.

II.2.14) Additional information

If you would like any further information, please contact Kelly Faulds, Category Delivery Lead by email on kelly.faulds@edinburgh.gov.uk

II.3) Estimated date of publication of contract notice

10 January 2022

Section IV. Procedure

IV.1) Description

IV.1.8) Information about the Government Procurement Agreement (GPA)

The procurement is covered by the Government Procurement Agreement: Yes

Section VI. Complementary information

VI.3) Additional information

NOTE: To register your interest in this notice and obtain any additional information please visit the Public Contracts Scotland Web Site at

https://www.publiccontractsscotland.gov.uk/Search/Search_Switch.aspx?ID=672505.

(SC Ref:672505)