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Contract

Croxley Park - Property Management Services

Watford Borough Council

F03: Contract award notice

Notice identifier: 2024/S 000-030049

Procurement identifier (OCID): ocds-h6vhtk-044f47

Published 19 September 2024, 4:05pm

Section I: Contracting authority

I.1) Name and addresses

Watford Borough Council

<https://www.watford.gov.uk>

Watford

wd17 3EX

Contact

Derek Hatcher

Email

derek.hatcher@watford.gov.uk

Telephone

+44 1923278370

Country

United Kingdom

Region code

UKH23 - Hertfordshire

National registration number

United Kingdom

Internet address(es)

Main address

<https://www.watford.gov.uk>

Buyer's address

<https://www.watford.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

Croxley Park - Property Management Services

II.1.2) Main CPV code

- 70332200 - Commercial property management services

II.1.3) Type of contract

Services

II.1.4) Short description

Croxley Park - Property Management Services (Commercial/Office)

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: £1,500,000

II.2) Description

II.2.2) Additional CPV code(s)

- 70332000 - Non-residential property services
- 79993000 - Building and facilities management services
- 79993100 - Facilities management services

II.2.3) Place of performance

NUTS codes

- UKH23 - Hertfordshire

Main site or place of performance

Hertfordshire

II.2.4) Description of the procurement

Watford Borough Council requires a Property Management Service to oversee and manage the operations of Croxley Park. The Property Management Service provides full management of the park with full financial and facilities management provided to the Council.

The current Property Management arrangement expires on 26th July 2024 with the intention that this procurement will commence from this date onwards. The Contract will be for 5 years with the Council having the option of extending for two further 12 month periods. Therefore the contract is for a maximum of 7 years.

The delivery of the Facilities Management service includes the following services:

- Mechanical & Engineering Compliance Services
- CCTV and security systems
- Refuse removal
- Pest control
- Cleaning
- Window cleaning
- Landscaping
- Lifts
- Security
- Drainage
- Bus service
- Receptionist services
- Water/Gas/Electric suppliers
- Mercedes rental

-Events and marketing

The current Property Manager provides an on-site team of three staff to oversee the facilities management to the park with the majority of the services listed being subcontracted. The Property Manager also provides an off-site team that provide Supervision, management and the financial management of the park. There is TUPE within this procurement. It should be noted that this is not a Total Facilities Management Contract. These Facilities services are contracted separately by the Property Manager with the Council entering into contracts with the facilities provider via the property manager.

The Council's intention through the procurement is to adopt a similar approach to managing the park for the next 7 years. The Council requires the appointment through this procurement to deliver best value to the Council and enable the Council to meet its strategic aims with a core focus upon maximising income, the occupier experience and a commitment to the Park delivering the best ESG standards.

For a full overview of the Park, including the branding for Planet Croxley, please visit the website.

<https://croxleypark.com/>

This is being operated as an Open Tender in two parts. Both parts need to be submitted on the Tender Closure Date. Part 1 requests Mandatory and Discretionary Questions as well as an assessment on the Suitability of the organisation to deliver the services. Part 2 is the detailed response to the tender.

II.2.5) Award criteria

Quality criterion - Name: Client Delivery / Weighting: 5

Quality criterion - Name: Implementation and Mobilisation / Weighting: 5

Quality criterion - Name: Approach and Methodology / Weighting: 25

Quality criterion - Name: Staff and Resources / Weighting: 10

Quality criterion - Name: Reporting / Weighting: 10

Quality criterion - Name: Health & Safety / Weighting: 5

Quality criterion - Name: Environmental Management / Weighting: 5

Quality criterion - Name: Social Value / Weighting: 5

Cost criterion - Name: Service Charge Offer / Weighting: 25

Cost criterion - Name: Rent roll Offer / Weighting: 5

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

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.2.1) Previous publication concerning this procedure

Notice number: [2024/S 000-010769](#)

Section V. Award of contract

Contract No

Prop 001

Title

Croxley Park - Property Management Services

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

18 September 2024

V.2.2) Information about tenders

Number of tenders received: 4

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: 0

Number of tenders received by electronic means: 4

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

V.2.3) Name and address of the contractor

Workman LLP

80 Cheapside,

London

EC2V 6EE

Country

United Kingdom

NUTS code

- UKI4 - Inner London – East

National registration number

OC327825

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: £1,500,000

Total value of the contract/lot: £1,500,000

Section VI. Complementary information

VI.3) Additional information

The contracting authority considers that this contract may be suitable for economic operators that are small or medium enterprises (SMEs). However, any selection of tenderers will be based solely on the criteria set out for the procurement.

To view this notice, please click here:

<https://www.delta-esourcing.com/delta/viewNotice.html?noticeId=890397692>

GO Reference: GO-2024919-PRO-27757384

VI.4) Procedures for review

VI.4.1) Review body

Watford Borough Council

<https://www.watford.gov.uk>

Watford

wd17 3EX

Email

derek.hatcher@watford.gov.uk

Country

United Kingdom