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Contract

FM1826 Wiltshire Council Partnering Maintenance Contracts

Wiltshire Council

F03: Contract award notice

Notice identifier: 2024/S 000-030954

Procurement identifier (OCID): ocds-h6vhtk-044e9e

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Section I: Contracting authority

I.1) Name and addresses

Wiltshire Council

County Hall, Bythesea Road

Trowbridge

BA14 8JN

Contact

Mr Andrew Mead

Email

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Telephone

+44 7769162166

Country

United Kingdom

Region code

UKK15 - Wiltshire CC

Internet address(es)

Main address

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

Buyer's address

<http://www.wiltshire.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

FM1826 Wiltshire Council Partnering Maintenance Contracts

Reference number

DN717011

II.1.2) Main CPV code

- 50000000 - Repair and maintenance services

II.1.3) Type of contract

Services

II.1.4) Short description

Wiltshire Council are looking to engage contractors/suppliers on a 5 year contract with an optional extension period of up to a further 5 years, to deliver a full range of building maintenance activities across the Council's property estate from 01 October 2024.

This procurement will be divided into 6 Lots, with 1 contractor awarded to each Lot. Contractors may bid for one, multiple or all lots.

The Strategic Asset Maintenance and Facilities Management (SAM&FM) Service is responsible for the maintenance of this property estate. The SAM&FM service provides facility management from the 3 hub office buildings, and are responsible for reactive and planned preventative maintenance, building compliance, utilities management and energy efficiency across the portfolio.

To manage this diverse property portfolio, the client has identified a number of core contracts, which, taken together, will be used to deliver the full range of building maintenance activities. Combined, these contracts will ensure that the councils property portfolio remains safe, compliant, and fit for purpose and are designed to include for cyclical maintenance, capital repair of buildings, repair and replacement of systems and minor refurbishments.

The council envisions a collaborative partnership with the service provider to accomplish a comprehensive set of long- range objectives during the lifetime to the contract. These include...

- I. Ensure the timely repair of the Councils property and buildings
- II. Raise the level of compliance assurance within the property portfolio
- III. Standardise cyclical maintenance activity and integrate with SFG20
- IV. Raise the standard of maintenance of the property portfolio and introduce a rolling five year planned maintenance programme covering each part of the property portfolio
- V. Increase standardisation of building elements, equipment and systems across the property portfolio
- VI. Improve the resilience of key sites in the property portfolio

II.1.6) Information about lots

This contract is divided into lots: Yes

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

Value excluding VAT: £10,000,000

II.2) Description

II.2.1) Title

Fabric and General Building Maintenance

Lot No

1

II.2.2) Additional CPV code(s)

- 79993100 - Facilities management services

II.2.3) Place of performance

NUTS codes

- UKK15 - Wiltshire CC

II.2.4) Description of the procurement

Lot 1 - Fabric

Reactive Service orders will be issued by the Client to include general building works of all types, internal and/or external to buildings. This will include a variety of building fabric works at the affected property. The Service includes...

- Externals and building fabric repairs and maintenance
- Gutters, fascia, downpipes, roofs, render, brick, stone, cladding, windows, doors
- Internal building repairs
- Vandal damage, water damage, repairs to doors, windows, replacement flooring, kitchen and toilet area repairs, redecorations, minor alterations
- Selective interventions throughout an existing building
- Small internal building refurbishments and alterations
- New and refurbished kitchens, toilet areas, shower rooms and cloak rooms

- Fire protection works (doors, ceiling voids, escape doors)
- Refurbishments (new ceilings, lighting, partitions, wall openings, flooring, fixtures, doors, sinks)
- Swimming pool flooring and surround repairs
- Flood and fire damage repairs
- Disabled access upgrades – ramps, handrails, doors
- Small extensions

II.2.5) Award criteria

Quality criterion - Name: Quality / Weighting: 40

Price - Weighting: 60

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) Description

II.2.1) Title

Mechanical and Electrical Services

Lot No

2

II.2.2) Additional CPV code(s)

- 79993100 - Facilities management services

II.2.3) Place of performance

NUTS codes

- UKK15 - Wiltshire CC

II.2.4) Description of the procurement

Lot 2 - Technical and Electrical

Service orders will be issued by the Client to a full range of mechanical and electrical works at the affected property. Service orders will include reactive, servicing and cyclical maintenance and remedials from service. There may also be excavation and reinstatement and/or asbestos management activities in connection with the works. Mechanical and electrical works will consist of

Electrical

- Lighting & Emergency lighting improvements
- Internal and external lighting
- Controls and control systems
- New lighting installations
- Distribution systems
- Main/submain panels & boards
- Rewiring submains & subcircuits
- Earthing Systems
- Other systems in conjunction with Electrical installations such as:
 - o Data system modifications/additions/installations
 - o Security & Access
 - o Fire precautions/alarm modifications/additions/installations
 - o Renewable technologies and Energy management systems, controls
 - o Lightning protection system installation or alteration

Mechanical

- Boiler, gas fired water heater or calorifier replacements
- Pipework modifications or smaller scale replacement (domestic water & heating)
- Associated elements including controls, thermal insulation, asbestos management, building penetrations and making good, boxing of pipes, minor decorations and making good
- Excavations and reinstatement etc. for external services installation
- Ventilation works to spaces for catering areas, general occupied spaces and changing/shower rooms
- Installation or replacement of air conditioning or comfort cooling systems
- Plant replacement schemes; boilers, chillers and their associated equipment
- Pipework infrastructure replacement
- External pipework infrastructure replacement
- Automatic controls renewal or reconfigurations
- Programmes comprising work on multiple sites

II.2.5) Award criteria

Quality criterion - Name: Quality / Weighting: 40

Price - Weighting: 60

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) Description

II.2.1) Title

Water Hygiene Management Services

Lot No

3

II.2.2) Additional CPV code(s)

- 79993100 - Facilities management services

II.2.3) Place of performance

NUTS codes

- UKK15 - Wiltshire CC

II.2.4) Description of the procurement

Lot 3

Water Hygiene Monitoring services to include for but not limited to.

Water Risk Assessments

Written Schemes

System Schematics in CAD (PDF)

Temperature Monitoring of Hot and Cold Sentinel Outlets, Hot and Cold Representative Outlets, Calorifiers, TMV, Instantaneous Hot Water Boilers, Unvented Water Systems and Circulating System Return Legs.

Bacterial Sampling (including Bore Holes)

Legionella Sampling (including 3 monthly Vehicle Wash Sampling)

CWS Sampling

Chemical Dosing

Descaling of spray outlets and shower heads.

Swimming Pools

CWS Tank inspections and cleaning

II.2.5) Award criteria

Quality criterion - Name: Quality / Weighting: 40

Price - Weighting: 60

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) Description

II.2.1) Title

Fire and Security

Lot No

4

II.2.2) Additional CPV code(s)

- 79993100 - Facilities management services

II.2.3) Place of performance

NUTS codes

- UKK15 - Wiltshire CC

II.2.4) Description of the procurement

Lot 4 - Fire and Safety

Fire services to include for but not limited to.

Fire Detection & Alarm + High Sensitivity Smoke Detection (HSSD) Systems

Fire Suppression – Extinguishers, Fire Blankets, Suppression Systems and Sprinkler Systems

Smoke Control Systems

Hose Reels

Fire Shutters/Dampers

Dry/Wet Risers

Kitchen Hood Fire Suppression

Evacuation Alert Systems/Voice Alarm Systems

Heat/Smoke Alarms

Monitoring Services

Security Services to include for but not limited to

Access Control Systems

Intruder Alarm Systems

CCTV Systems

Panic Alarms

Intercom Systems – Voice and Video

Hearing Induction Loops

Locksmith Services

Fence Topping Systems

Perimeter Monitoring Systems/Fence Mounted Sensing Cable

Monitoring Services

High Security Doors

II.2.5) Award criteria

Quality criterion - Name: Quality / Weighting: 40

Price - Weighting: 60

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) Description

II.2.1) Title

Asbestos Management Services

Lot No

5

II.2.2) Additional CPV code(s)

- 79993100 - Facilities management services

II.2.3) Place of performance

NUTS codes

- UKK15 - Wiltshire CC

II.2.4) Description of the procurement

ot 5 - Asbestos Management

Asbestos Monitoring services to include for but not limited to.

Asbestos Management Plan and periodic review

Asbestos Register and periodic review

ACM Sampling

Air Quality Sampling

R&D Surveys

II.2.5) Award criteria

Quality criterion - Name: Quality / Weighting: 40

Price - Weighting: 60

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) Description

II.2.1) Title

Drainage Services

Lot No

6

II.2.2) Additional CPV code(s)

- 79993100 - Facilities management services

II.2.3) Place of performance

NUTS codes

- UKK15 - Wiltshire CC

II.2.4) Description of the procurement

Drainage services to include for but not limited to.

Surface Water Drainage

Main Drains and Waste Runs

Sewage Treatment Packaged Systems

Aeration and Oxidation Ditch Systems

Settlement Tanks

Separator/Interceptor Systems

Submersible and Surface Pump Stations

Reed Beds

Water Harvesting Systems

CCTV Surveys

Tanker Services

II.2.5) Award criteria

Quality criterion - Name: Quality / Weighting: 40

Price - Weighting: 60

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: No

IV.2) Administrative information

IV.2.1) Previous publication concerning this procedure

Notice number: [2024/S 000-010453](#)

Section V. Award of contract

Contract No

FM1826.1

Lot No

1

Title

Fabric and General Building Maintenance

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

1 August 2024

V.2.2) Information about tenders

Number of tenders received: 9

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

V.2.3) Name and address of the contractor

Kier Workplaces Services

Hampshire,

RG21 8UQ

Country

United Kingdom

NUTS code

- UKK15 - Wiltshire CC

The contractor is an SME

Yes

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

Lowest offer: £4,957 / Highest offer: £100,000 taken into consideration

Section V. Award of contract

Contract No

FM1826.2

Lot No

2

Title

Mechanical and Electrical Services

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

1 August 2024

V.2.2) Information about tenders

Number of tenders received: 8

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

V.2.3) Name and address of the contractor

Lorne Stewart Plc

Plymouth

PL6 7PY

Country

United Kingdom

NUTS code

- UKK15 - Wiltshire CC

The contractor is an SME

Yes

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

Lowest offer: £674,775 / Highest offer: £6,747,750 taken into consideration

Section V. Award of contract

Contract No

FM1826.3

Lot No

3

Title

Water Hygiene Management Services

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

1 August 2024

V.2.2) Information about tenders

Number of tenders received: 8

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

V.2.3) Name and address of the contractor

Churchill Contract Services Ltd

Bedfordshire

LU1 3LU

Country

United Kingdom

NUTS code

- UKK15 - Wiltshire CC

The contractor is an SME

Yes

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

Lowest offer: £60,852 / Highest offer: £608,520 taken into consideration

Section V. Award of contract

Contract No

FM1826.4

Lot No

4

Title

Fire and Security

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

1 August 2024

V.2.2) Information about tenders

Number of tenders received: 4

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

V.2.3) Name and address of the contractor

Kier Workplace Services

Hampshire

RG21 8UQ

Country

United Kingdom

NUTS code

- UKK15 - Wiltshire CC

The contractor is an SME

Yes

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

Lowest offer: £104,083 / Highest offer: £1,040,830 taken into consideration

Section V. Award of contract

Contract No

FM1826.5

Lot No

5

Title

Asbestos Management Services

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

1 August 2024

V.2.2) Information about tenders

Number of tenders received: 3

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

V.2.3) Name and address of the contractor

Lucion Services Limited

Tyne and Wear

NE11 9JT

Country

United Kingdom

NUTS code

- UKK15 - Wiltshire CC

The contractor is an SME

Yes

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

Lowest offer: £12,445 / Highest offer: £124,450 taken into consideration

Section V. Award of contract

Contract No

FM1826.6

Lot No

6

Title

Drainage Services

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

1 August 2024

V.2.2) Information about tenders

Number of tenders received: 3

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

V.2.3) Name and address of the contractor

Kier Workplace Services

Hampshire

RG21 8UQ

Country

United Kingdom

NUTS code

- UKK15 - Wiltshire CC

The contractor is an SME

Yes

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

Lowest offer: £586,952 / Highest offer: £5,869,520 taken into consideration

Section VI. Complementary information

VI.4) Procedures for review

VI.4.1) Review body

High Court of England and Wales

London

Country

United Kingdom

VI.4.2) Body responsible for mediation procedures

CEDR

London

Country

United Kingdom