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Tender

## **US\_23081 - Facilities Management Services**

University of Sussex

F02: Contract notice

Notice identifier: 2023/S 000-033777

Procurement identifier (OCID): ocds-h6vhtk-041a07

Published 15 November 2023, 1:46pm

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

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

University of Sussex

Sussex House

Brighton

BN1 9RH

#### **Contact**

Jo Yule Smith

#### **Email**

[j.yule-smith@sussex.ac.uk](mailto:j.yule-smith@sussex.ac.uk)

#### **Country**

United Kingdom

#### **Region code**

UKJ2 - Surrey, East and West Sussex

**National registration number**

RC000672

**Internet address(es)**

Main address

[www.sussex.ac.uk](http://www.sussex.ac.uk)

Buyer's address

<https://supplierlive.proactisp2p.com/Account/Login>

**I.3) Communication**

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

<https://supplierlive.proactisp2p.com/Account/Login>

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

<https://supplierlive.proactisp2p.com/Account/Login>

**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**

US\_23081 - Facilities Management Services

Reference number

DN2572

#### **II.1.2) Main CPV code**

- 79993000 - Building and facilities management services

#### **II.1.3) Type of contract**

Services

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

The University of Sussex invites suppliers to respond to this opportunity for the provision of Facilities Management Services via a Limited Liability Partnership (LLP) for a period of up to 10 years with services expected to commence on 1st July 2025.

Following a procurement process in 2013, the University of Sussex entered into a Joint Venture with a Facilities Management provider, which led to the creation of a Limited Liability Partnership (LLP), called Sussex Estates and Facilities (SEF), for the purpose of delivering Total Facilities Management (TFM) to the University. The University is the majority shareholder with the remaining shares allocated to the FM provider.

The current contract expires on 30 June 2025 and the University is now seeking to re-tender on revised terms, for a Supplier who will:

- Become a Partner in the SEF LLP joint venture, with a minority shareholding
- Provide management services to SEF, as set out in the Corporate Administration and

Management Services Agreement

- Provide administrative services to SEF, including but not limited to Payroll, Procurement, HR

advice and other business functions, as set out in the Corporate Administration and

## Management Services Agreement

The University has chosen a hybrid model of delivery for the future of its FM services with ten service lines to be delivered by SEF. Further details are provided below.

### **II.1.5) Estimated total value**

Value excluding VAT: £170,000,000

### **II.1.6) Information about lots**

This contract is divided into lots: No

## **II.2) Description**

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

NUTS codes

- UKJ2 - Surrey, East and West Sussex

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

The current Facilities Management (FM) contract is delivered through Sussex Estates and Facilities (SEF), a Joint Venture owned by the University (majority shareholder) and the current partner, Mitie.

Sussex is seeking a Supplier who can ensure that SEF offers an excellent service quality and

value for money. This must be founded on high levels of innovation, the intelligent use of technology and opportunities to capitalise on the benefits associated with working with an external Supplier, including the willingness to bring investment on a 'spend to save' basis.

The FM Services agreement will be between the University and SEF, however it is the Supplier's responsibility to manage and lead the SEF team to deliver the required level of service in a cost effective manner.

Unlike the current contract, the University has chosen a hybrid model of delivery. Service lines to

be included in the new FM Services agreement are outlined below with further details provided in the Descriptive Document contained within the Procurement Pack.

- Facilities Management Services (including Event Management Services)
- Building Fabric, Mechanical & Electrical and Infrastructure Maintenance Services
- Cleaning Services
- Security Services
- Helpdesk Services
- Logistics Services
- Waste Services
- Transport Services
- Print and Reprographics Services
- Grounds Maintenance Services (including Sports Grounds and Pest Control)

The FM Services agreement covers all of the University's Premises. This is predominantly on

the main campus in Falmer, with a smaller collection of buildings on other sites, in the centre

of Brighton and in Falmer Village itself.

The University has opted to use the Competitive Dialogue procedure to conduct this procurement.

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

Price is not the only award criterion and all criteria are stated only in the procurement documents

#### **II.2.6) Estimated value**

Value excluding VAT: £170,000,000

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

Duration in months

84

This contract is subject to renewal

Yes

Description of renewals

An optional extension period of 36 months, taking the total contract term up to 10 years.

(7+3)

#### **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**

The total turnover for SEF is currently estimated at c£170,000,000 over the 10 year contract period

Please note that this figure has been used for the purpose of populating the Estimated Value field in this Notice.

The estimated dividend to the Supplier based on the current shareholding of £35% is £800k - £1m per annum

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## **Section IV. Procedure**

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

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

Competitive dialogue

#### **IV.1.4) Information about reduction of the number of solutions or tenders during negotiation or dialogue**

Recourse to staged procedure to gradually reduce the number of solutions to be discussed or tenders to be negotiated

#### **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

18 December 2023

Local time

10:00am

#### **IV.2.4) Languages in which tenders or requests to participate may be submitted**

English

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## **Section VI. Complementary information**

### **VI.1) Information about recurrence**

This is a recurrent procurement: No

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

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

University of Sussex

Sussex House

Brighton

BN1 9RH

Email

[j.yule-smith@sussex.ac.uk](mailto:j.yule-smith@sussex.ac.uk)

Country

United Kingdom