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Tender

Ealing Property Services Facilities Management Contract 2023

London Borough of Ealing

F02: Contract notice

Notice identifier: 2022/S 000-034377

Procurement identifier (OCID): ocids-h6vhtk-038ab9

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Section I: Contracting authority

I.1) Name and addresses

London Borough of Ealing

Perceval House, 14-16 Uxbridge Road

London

W5 2HL

Contact

Colin Holland

Email

HollandC@ealing.gov.uk

Telephone

+44 2088257709

Country

United Kingdom

Region code

UK - United Kingdom

Internet address(es)

Main address

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

Buyer's address

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

I.2) Information about joint procurement

The contract is awarded by a central purchasing body

I.3) Communication

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

<https://procontract.due-north.com/register>

Additional information can be obtained from another address:

WT Partnership

AMP House, Dingwall Road

Croydon

CR0 2LX

Contact

Peter Southall

Email

peter.southall@wtpartnership.com

Country

United Kingdom

Region code

UK - United Kingdom

Internet address(es)

Main address

www.wtpartnership.com

Tenders or requests to participate must be submitted electronically via

<https://procontract.due-north.com/register>

I.4) Type of the contracting authority

Body governed by public law

I.5) Main activity

Other activity

Local government

Section II: Object

II.1) Scope of the procurement

II.1.1) Title

Ealing Property Services Facilities Management Contract 2023

Reference number

DN645813

II.1.2) Main CPV code

- 50700000 - Repair and maintenance services of building installations

II.1.3) Type of contract

Services

II.1.4) Short description

The provision of Planned and Reactive maintenance services to corporate and community service properties managed by its Property Services department.

It is proposed that contracts would be procured in Lots that may be let individually or together. Ealing is keen to provide opportunities for small to medium sized companies and those with a local presence in or close to the borough.

A full range of hard FM services will be required including building services, fabric and miscellaneous requirements for catering equipment.

The maintenance services specifications are expected to be based upon the SFG20 standard published by BESA, modified as required to suit Ealing's needs.

An initial contract period of two years is proposed with possible annual extensions.

? The services to be procured cover 162 Sites all within the London Borough of Ealing

? The services cover a mixture of different construction types and function of buildings including offices, residential, nursery and care homes, schools and colleges, public buildings and external parks and grounds

? Services required vary between sites from full hard FM maintenance to single service only e.g. maintenance of catering equipment in schools

? Future changes to the Estate and services required are to be expected throughout the term of any contract awarded

? Ealing Council is committed to reducing its carbon footprint with a target of net zero by 2030. The council is working in collaboration with West London authorities to achieve this. Ealing has previously approached the market to explain its drive towards net zero carbon and suppliers were found to be keen to contribute. Ealing aligns with The West London Alliance (WLA) Low Carbon Procurement Toolkit in exercising this commitment

? Ealing Council has launched its new Social Value Policy 2022. Designed to bring benefits to the community through its suppliers, and contribute to:

- o Creating good jobs
- o Tackling the climate crisis
- o Fighting inequality

Social value benefits will be considered and form an integral part of commissioning strategy and allowed for in procurement process on a proportional and relevant basis.

II.1.6) Information about lots

This contract is divided into lots: Yes

Tenders may be submitted for all lots

II.2) Description

II.2.1) Title

Mechanical Services

Lot No

1

II.2.2) Additional CPV code(s)

- 50712000 - Repair and maintenance services of mechanical building installations
- 50720000 - Repair and maintenance services of central heating

II.2.3) Place of performance

NUTS codes

- UK - United Kingdom

II.2.4) Description of the procurement

Planned and reactive maintenance service to mechanical installations.

Services to include but not limited to Hot and cold water, above ground drainage, heating and chilled water systems, ventilation and air conditioning.

All statutory testing and certification will be covered by this Lot to the above services except those required by water hygiene regulations which are subject to another Lot.

II.2.5) Award criteria

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

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

Start date

1 October 2023

End date

30 September 2025

This contract is subject to renewal

Yes

Description of renewals

Two contract extensions of 12 months each at the discretion of Ealing Property Services

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) Description

II.2.1) Title

Electrical Services

Lot No

2

II.2.2) Additional CPV code(s)

- 50711000 - Repair and maintenance services of electrical building installations

II.2.3) Place of performance

NUTS codes

- UK - United Kingdom

II.2.4) Description of the procurement

Planned and reactive maintenance service to electrical installations.

Services to include but not limited to LV distribution, lighting and emergency lighting, generators and UPS systems, portable appliance testing, automated barriers and doors, electrical testing, CCTV systems, intruder alarm systems, access control.

All statutory testing and certification will be covered by this Lot to the above services.

II.2.5) Award criteria

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

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

Start date

1 October 2023

End date

30 September 2025

This contract is subject to renewal

Yes

Description of renewals

Two contract extensions of 12 months each at the discretion of Ealing Property Services

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) Description

II.2.1) Title

Building Fabric

Lot No

3

II.2.2) Additional CPV code(s)

- 44000000 - Construction structures and materials; auxiliary products to construction (except electric apparatus)
- 44221100 - Windows
- 45261000 - Erection and related works of roof frames and coverings
- 45400000 - Building completion work

II.2.3) Place of performance

NUTS codes

- UK - United Kingdom

II.2.4) Description of the procurement

Internal and external building fabric will be subject to reactive repairs and minor project works.

Works may include but not unlimited to internal and external building work and inspections, windows, roofing, external cladding, structural repairs, internal partitions, finishes and decorations, manual shutters.

II.2.5) Award criteria

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

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

Start date

1 October 2023

End date

30 September 2025

This contract is subject to renewal

Yes

Description of renewals

Two contract extensions of 12 months each at the discretion of Ealing Property Services

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) Description

II.2.1) Title

Lifts and access equipment

Lot No

4

II.2.2) Additional CPV code(s)

- 35113100 - Site-safety equipment
- 50750000 - Lift-maintenance services

II.2.3) Place of performance

NUTS codes

- UK - United Kingdom

II.2.4) Description of the procurement

Planned and reactive maintenance service to lifts and access equipment.

Services to include but not limited to passenger lifts including disabled platform lifts, goods lifts, lifting machines and hoists, fall arrest systems.

All statutory testing and certification will be covered by this Lot to the above services.

II.2.5) Award criteria

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

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

Start date

1 October 2023

End date

30 September 2025

This contract is subject to renewal

Yes

Description of renewals

Two contract extensions of 12 months each at the discretion of Ealing Property Services

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) Description

II.2.1) Title

Fire and Security systems

Lot No

5

II.2.2) Additional CPV code(s)

- 31620000 - Sound or visual signalling apparatus
- 35100000 - Emergency and security equipment
- 50413200 - Repair and maintenance services of firefighting equipment

II.2.3) Place of performance

NUTS codes

- UK - United Kingdom

II.2.4) Description of the procurement

Planned and reactive maintenance service to Fire and Security Systems

Services to include but not limited to Fire detection and alarm systems, dry risers, fire extinguishers, fire hydrants, fire suppression systems, intruder alarm systems, sprinkler systems, fire/smoke ventilation, CCTV, fire dampers, remote monitoring of fire and intruder alarms.

All statutory testing and certification will be covered by this Lot to the above services.

II.2.5) Award criteria

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

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

Start date

1 October 2023

End date

30 September 2025

This contract is subject to renewal

Yes

Description of renewals

Two contract extensions of 12 months each at the discretion of Ealing Property Services

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) Description

II.2.1) Title

Water Safety

Lot No

6

II.2.2) Additional CPV code(s)

- 71700000 - Monitoring and control services

II.2.3) Place of performance

NUTS codes

- UK - United Kingdom

II.2.4) Description of the procurement

All services to provide water safety to required standards including but not limited to risk assessments, temperature testing, legionella sampling and analysis, cleaning and disinfection of systems, tank inspections, shower descaling.

The associated remedial and repair work will be carried out by others.

II.2.5) Award criteria

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

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

Start date

1 October 2023

End date

30 September 2025

This contract is subject to renewal

Yes

Description of renewals

Two contract extensions of 12 months each at the discretion of Ealing Property Services

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) Description

II.2.1) Title

Catering Equipment

Lot No

7

II.2.2) Additional CPV code(s)

- 50883000 - Repair and maintenance services of catering equipment

II.2.3) Place of performance

NUTS codes

- UK - United Kingdom

II.2.4) Description of the procurement

Repair and maintenance of catering equipment including gas and electric powered and catering refrigeration.

II.2.5) Award criteria

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

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

Start date

1 October 2023

End date

30 September 2025

This contract is subject to renewal

Yes

Description of renewals

Two contract extensions of 12 months each at the discretion of Ealing Property Services

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

Section IV. Procedure

IV.1) Description

IV.1.1) Type of procedure

Competitive procedure with negotiation

IV.1.5) Information about negotiation

The contracting authority reserves the right to award the contract on the basis of the initial tenders without conducting negotiations

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

Date

15 January 2023

Local time

5:00pm

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

English

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

The London Borough of Ealing

Perceval House, 14-16 Uxbridge Road

London

W5 2HL

Email

HollandC@ealing.gov.uk

Telephone

+44 2088257709

Country

United Kingdom