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Tender

## **Mechanical Works and Associated Services**

University Of Edinburgh

F02: Contract notice

Notice identifier: 2023/S 000-037001

Procurement identifier (OCID): ocds-h6vhtk-03ef1f

Published 15 December 2023, 3:37pm

The closing date and time has been changed to:

**13 February 2024, 12:00pm**

See the [change notice](#).

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

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

University Of Edinburgh

Charles Stewart House, 9-16 Chambers Street

Edinburgh

EH1 1HT

#### **Email**

[maria.dick@ed.ac.uk](mailto:maria.dick@ed.ac.uk)

#### **Country**

United Kingdom

**NUTS code**

UKM75 - Edinburgh, City of

**Internet address(es)**

Main address

<https://www.ed.ac.uk>

Buyer's address

[https://www.publiccontractsscotland.gov.uk/search/Search\\_AuthProfile.aspx?ID=AA00107](https://www.publiccontractsscotland.gov.uk/search/Search_AuthProfile.aspx?ID=AA00107)

**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://www.publictendersscotland.publiccontractsscotland.gov.uk/esop/pts-host/public/pts/web/login.html>

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

<https://www.publictendersscotland.publiccontractsscotland.gov.uk/esop/pts-host/public/pts/web/login.html>

Electronic communication requires the use of tools and devices that are not generally available. Unrestricted and full direct access to these tools and devices is possible, free of charge, at

<https://www.publictendersscotland.publiccontractsscotland.gov.uk/esop/pts-host/public/pts/web/login.html>

**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**

Mechanical Works and Associated Services

Reference number

EC1006

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

- 45351000 - Mechanical engineering installation works

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

Works

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

The University of Edinburgh wishes to appoint a Mechanical Services Framework Agreement (incorporating a Measured Term Contract) for the provision of reactive maintenance, planned works and associated services to all mechanical plant and equipment within the University of Edinburgh estate. The framework may also be utilised for Small Projects and Minor Works capital projects where appropriate.

The Framework is tendered on behalf of the University of Edinburgh and all University of Edinburgh Subsidiary Companies. Any and all of the University of Edinburgh's Subsidiary Companies may access and utilise this Framework at any time during the life of the agreement.

The Framework Agreement will include the University of Edinburgh's estate of approximately 550 buildings in Edinburgh and Midlothian and other property owned, occupied or otherwise used by the University of Edinburgh. Lists of University of Edinburgh properties are provided within this Invitation to Tender.

The framework agreement will operate under the JCT FA 2016 Framework Agreement 2016 and all call-offs awarded under the framework will come under the Measured Term Contract for use in Scotland MTC/Scot (2011 Edition).

The work to be carried out under the Framework Agreement is as described in the General Directions, Tasks and Specification information in the NSR Schedule of Rates for mechanical services are listed below:

S10 - Cold water

S11 - Hot water

S12 - Hot and cold water (small scale)

S13 - Pressurized water

S20 - Treated/Deionised/Distilled water

S32 - Natural gas

S41 - Fuel oil storage/distribution

S60 - Fire hose reels

S61 - Dry risers

S62 - Wet Risers

S65 - Fire hydrants

S71 - Foam fire fighting

T10 - Gas/oil fired boilers

T14 - Heat pumps

T15 - Solar collectors

T16 - Alternative fuel boilers

T30 - Medium temperature hot water heating

T31 - Low temperature hot water heating

T32 - Low temperature hot water heating (small scale)

T50 - Heat Recovery

U41 - Fan-coil air conditioning

U60 - Air Conditioning Units

U70 - Air curtains

Y10 - Pipelines

Y11 - Pipeline ancillaries

Y20 - Pumps

Y21 - Water tanks/cisterns

Y30 - Air ductlines

Y31 - Air ductline ancillaries

Y41 - Fans

Y45 - Silences/Acoustic Treatment

Y46 - Grills/diffusers/louvres

Y50 - Thermal insulation

Y53 - Control components - Mechanical

Builders Work (Excavation, Concrete, Markers and covers, Cable ducts and troughs, Metalwork, Painting, Cutting away and making good and Removing and refixing)

The activity is spread over five locations covering 800,000 square metres with student accommodation provided at the Pollock Halls of Residence and across a range of flats around city. Other locations include Central Edinburgh Area, Kings Buildings, Bush Estate, the Roslin Institute, the Western General Hospital, Edinburgh Royal Infirmary and Firbush Outdoor Education Centre.

As required under CDM 2015, the Provider(s) is responsible for the co-ordination, supervision and administration of the Works, including all sub contracts. The Provider shall arrange and monitor a programme with each sub-contractor, supplier, local authority and statutory undertaker, and obtain and supply information as necessary for the co-ordination of the work.

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

Value excluding VAT: £25,300,000

#### **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**

Science and Engineering and Medical and Veterinary Sciences

Lot No

1

### **II.2.2) Additional CPV code(s)**

- 45351000 - Mechanical engineering installation works

### **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**

This Procurement will be conducted through the use of the Open Procedure. The Invitation to tender (ITT) will evaluate both the quality and cost elements and is weighted 70 percent Quality and 30 percent Cost. A Quality threshold will apply, bidders are required to achieve a score of 42 or more out of 70 to progress to award.

Bidders can bid for one or both Lots. The four highest scoring suppliers will be invited on to each Lot. For each Lot, suppliers will be ranked in order of highest Quality and Cost score achieved, with options to award contracts by direct award or mini competition. A bidder may only be ranked first in one of the Lots and consideration will be given to the bidder's Lot preferences.

Bidders will be required to complete the following sections within PCS-T:

ITT Qualification Section (Pass/Fail):

Bidders will be required to complete the Single Procurement Document (Scotland) requesting general information concerning the bidder, exclusion criteria and selection criteria (including suitability, economic and financial standing, technical and professional ability, quality assurance schemes etc.).

Bidders will be required to provide three examples of works and associated services that demonstrate the range of project types and contracts undertaken by your Practice and carried out during the past five years that demonstrate that they have the relevant experience in delivering services of a comparative nature and of a similar scale and complexity for Lot 1 and Lot 2 Mechanical Works and Associated Services. The works to be carried out under the Framework Agreement are described in the General Directions, Tasks and Specification information in the NSR Schedule of Rates for mechanical services. See Section II.1.4 of this contract notice and Schedule 3 of the ITT for full details of scope of works and services required.

ITT Award I Section (70 percent Quality and 30 percent Cost)

Bidders must confirm compliance with mandatory service requirements.

Quality - Bidders will be required to answer weighted award criteria questions such as on Service Delivery, Approach to working with the University and Problem Solving, Quality Workmanship, Contract Management, The Team, Health & Safety and Fair Work and Sustainability practices. Technical Scores shall be allocated based on the total percentage achieved by the response out of the maximum possible percentage. This takes into account the score out of 4 and the weighting allocated to individual questions.

Objective Scoring Criteria:

0 Unacceptable - Nil or inadequate response. Fails to demonstrate an ability to meet the requirement.

1 Poor - Response is partially relevant but generally poor. The response addresses some elements of the requirement but contains insufficient/limited detail or explanation to demonstrate how the requirement will be fulfilled.

2 Acceptable - Response is relevant and acceptable. The response addresses a broad understanding of the requirement but may lack details on how the requirement will be fulfilled in certain areas.

3 Good Response is relevant and good. The response is sufficiently detailed to demonstrate a good understanding and provides details on how the requirements will be fulfilled.

4 Excellent - Response is completely relevant and excellent overall. The response is



comprehensive, unambiguous and demonstrates a thorough understanding of the requirement and provides details of how the requirement will be met in full.

Cost – The bidder will confirm the daywork rates and percentages of uplift applied the NSR schedule. The bidder who submits the lowest cost will be awarded the maximum score and others awarded a score pro rata, in relation to the lowest bid.

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

Quality criterion - Name: Quality / Weighting: 70

Price - Weighting: 30

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

Duration in months

48

This contract is subject to renewal

Yes

Description of renewals

The term of the Framework Agreement is 24 months with an option to extend a further 24 months in total.

#### **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**

Economic operators may be excluded from this competition if there are in any of the situations referred to in regulation 58 of the Public Contracts (Scotland) Regulations 2015

## **II.2) Description**

### **II.2.1) Title**

Humanities, Arts and Social Sciences, Accommodation, Catering and Events and Professional Services

Lot No

2

### **II.2.2) Additional CPV code(s)**

- 45351000 - Mechanical engineering installation works

### **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**

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score and others awarded a score pro rata, in relation to the lowest bid.

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Options: No

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Contracts (Scotland) Regulations 2015

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## **Section III. Legal, economic, financial and technical information**

### **III.1) Conditions for participation**

#### **III.1.1) Suitability to pursue the professional activity, including requirements relating to enrolment on professional or trade registers**

List and brief description of conditions

SPD ref. 4A.2 Statement

Bidders must confirm if they hold the particular authorisation or memberships.

Please note “working towards” any of these requirements are not acceptable.

- Gas Safe Registration.
- Membership of SNIPEF or Equivalent
- Membership of BESA or Equivalent

SPD 4D.1 Statement 1: Quality Management

The bidder must hold a UKAS (or equivalent) accredited independent third party certificate of compliance in accordance with BS EN ISO 9001 (or equivalent),

SPD 4D.1 Statement 2: Health & Safety

The bidder must hold a UKAS (or equivalent), accredited independent third party certificate of compliance in accordance with ISO 45001 (or equivalent) or have, within the last 12 months, successfully met the assessment requirements of a construction-related scheme in registered membership of the Safety Schemes in Procurement (SSIP) forum.

SPD 4D.2 Statement: Environmental Management

The Bidder must hold a UKAS (or equivalent) accredited independent third party certificate of compliance with BS EN ISO 14001 (or equivalent) or a valid EMAS (or equivalent) certificate

If the Bidder does not hold the ISO accreditation noted above, Bidders must refer to the ITT for full description of details.

#### **III.1.2) Economic and financial standing**

Minimum level(s) of standards possibly required

#### SPD ref. 4B Economic and Financial Standing

Lot 1 - Bidders will be required to have a minimum “general” yearly turnover of 750,000 GBP for the last 3 years (excluding VAT).

Lot 2 - Bidders will be required to have a minimum “general” yearly turnover of 500,000 GBP for the last 3 years (excluding VAT).

Lot 1 and 2 - Financial turnover if bidding for both Lots. Bidders will be required to have a minimum “general” yearly turnover of 1,250,000 GBP for the last 3 years (excluding VAT).

It is a requirement of this contract that bidders hold, or can commit to obtain prior to the commence of any subsequently awarded contract, the types and levels of insurance indicated below:

Employer’s (Compulsory) Liability Insurance - 10 million GBP

Public/ Product Liability Insurance - 5 million GBP

Professional Indemnity Insurance - 2 million GBP

#### 4B.6 Statement 1:

Where the bidder is providing a submission on behalf of a subsidiary company, upon request, the bidder must obtain a Parent Company Guarantee prior to commencement of any subsequently awarded contract.

#### 4B.6 Statement 2:

Bidders will be required to provide adequate assurance of financial strength to successfully complete their contractual obligations.

Bidders must be able to provide upon request, their 3 most recent sets of annual audited accounts, including profit and loss information, and the following ratios:

- Current Ratio
- Quick Ratio
- Debtors Turnover Ratio
- Return on Assets

- Working Capital
- Debt to Equity Ratio
- Gross Profit Ratio

A review of your ratios and audited accounts may be undertaken. In some cases this review may lead to an additional request for further financial information to help clarify any potential issues raised.

This information may be used to assess financial sustainability.

### **III.1.3) Technical and professional ability**

Minimum level(s) of standards possibly required

SPD ref. 4C1.2 Question

Bidders will be required to provide three examples of works and associated services that demonstrate the range of project types and contracts undertaken by your Practice and carried out during the past five years that demonstrate that they have the relevant experience in delivering services of a comparative nature and of a similar scale and complexity for Lot 1 and Lot 2 Mechanical Works and Associated Services, as described in part II.2.4 of the Contract Notice or the relevant section of the Site Notice.

Example 1: Value should be between GBP 20,000 to GBP 50,000

Example 2: Value Should be between GBP 50,000 to GBP 150,000

Example 3: Value should be between GBP 150,000 to GBP 250,000

Bidder's examples should include but are not limited to the following details in their service provision examples:

- Detailed description of the service (including detail of whether the service was planned or reactive)
- Value of the contract/service
- Contract period
- Complexity of estate managed
- Details of multi/complex stakeholder engagement.

- Location, including name and address of the client contact to provide a reference to the University

In order to ensure that newer or start-up companies have a chance to demonstrate any experience relevant to the current requirement, examples may be provided from within their organisation; bidders may rely on the experience of personnel that they intend to use to carry out the current requirement, even if that experience was gained whilst working for a different organisation.

### **III.2) Conditions related to the contract**

#### **III.2.2) Contract performance conditions**

Please refer to the ITT tender documents for full details

#### **III.2.3) Information about staff responsible for the performance of the contract**

Obligation to indicate the names and professional qualifications of the staff assigned to performing the contract

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## **Section IV. Procedure**

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

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

Open procedure

#### **IV.1.3) Information about a framework agreement or a dynamic purchasing system**

The procurement involves the establishment of a framework agreement

Framework agreement with several operators

Envisaged maximum number of participants to the framework agreement: 8

#### **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: [2023/S 000-023585](#)

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

Originally published as:

Date

30 January 2024

Local time

12:00pm

Changed to:

Date

13 February 2024

Local time

12:00pm

See the [change notice](#).

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

English

**IV.2.7) Conditions for opening of tenders**

Date

30 January 2024

Local time

12:00pm

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## **Section VI. Complementary information**

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

This is a recurrent procurement: Yes

Estimated timing for further notices to be published: 12 months prior to framework expiry date

### **VI.2) Information about electronic workflows**

Electronic ordering will be used

Electronic invoicing will be accepted

Electronic payment will be used

### **VI.3) Additional information**

2A.17 If the bidder is participating in the procurement procedure together with others as part of a group, consortium, joint venture or similar arrangement, the bidder must answer "yes" and complete the supplier response form attached to section 2A.17.4

2C.1 If the bidder is to rely on the capacities of other suppliers in order to meet the selection criteria set out under Part 4 and the criteria and rules set out under Part 5 the bidders should answer 'yes' and the suppliers must complete the first three sections of the SPD supplier response form to section 2C.1.1. Any selection criteria response from SPD section 4 that they fulfil on behalf of the main bidder should be clearly labelled with the suppliers name and submitted as part of the main submission.

2D.1 If the bidder expects to subcontract to parties which they will not rely on to meet the selection criteria, they should answer 'yes' and, as far as known, list these entities. You will not need to submit the supplier response form on their behalf at this stage, but must submit it with the first three sections completed at any stage upon request.

Modern Slavery, Blacklisting Equalities Act-Bidders and subcontractors engaged in the delivery of this contract may be excluded if they have not met applicable social, environmental and labour obligations under national, EU, and international law (as indicated in SPD section 3D). Without prejudice to any additional relevant duties, suppliers should note that this includes obligations for certain organisations under:

-the Modern Slavery Act 2015 (available at <http://www.legislation.gov.uk/ukpga/2015/30/contents/enacted>),

-the ILO conventions and other measures listed in Annex X of Directive 2014/24/EU (available at <http://eur-lex.europa.eu/legal-content/EN/TXT/HTML/?uri=CELEX:32014L0024&from=EN>)

-the Equality Act 2010 (available at <https://www.legislation.gov.uk/ukpga/2010/15/contents>)

-the Employment Relations Act 1999 (Blacklists) Regulations 2010 (<http://www.legislation.gov.uk/uksi/2010/493/contents/made>) - this is

grounds for mandatory exclusion or termination at any procurement or contract stage.

At any stage, bidders and/or relevant subcontractors may be required to provide statements and means of proof demonstrating their compliance with these obligations or the reliability of their self-cleansing measures, including the annual statement as provided for by section 54 of the Modern Slavery Act for organisations with a turnover of 36,000,000 GBP or over.

The buyer is using PCS-Tender to conduct this ITT exercise. The Project code is 53160. For more information see:

<http://www.publiccontractsscotland.gov.uk/info/InfoCentre.aspx?ID=2343>

A sub-contract clause has been included in this contract. For more information see:

<http://www.publiccontractsscotland.gov.uk/info/InfoCentre.aspx?ID=2363>

Community benefits are included in this requirement. For more information see:

<https://www.gov.scot/policies/public-sector-procurement/community-benefits-in-procurement/>

A summary of the expected community benefits has been provided as follows:

Please provide a method statement describing how you expect to provide additional social value within our local communities through this framework.

Our Community Benefits and Partnership Working Plan must be reviewed and completed. To ensure proportionality, we have suggested a banded approach to ensure suppliers of all sizes can work with the University effectively to achieve common aims. Please detail how these will be measured and reported to the University, including the frequency of these reports.

Agreed social value proposals made by the successful bidder at award stage are embedded into the project success measures.

The contractor will be required to provide a dedicated Community Benefits Officer to work

with the UoE, project sponsors and key local stakeholders to create an effective Community Benefits Action Plan (CBAP) and manage social value in project delivery.

(SC Ref:753404)

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

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

Edinburgh Sherrif Court

Edinburgh

Country

United Kingdom