

This is a published notice on the Find a Tender service: <https://www.find-tender.service.gov.uk/Notice/060941-2025>

Contract

Provision of Hard FM Services

National Galleries of Scotland

F03: Contract award notice

Notice identifier: 2025/S 000-060941

Procurement identifier (OCID): ocds-h6vhtk-04c7f7

Published 30 September 2025, 2:55pm

Section I: Contracting authority

I.1) Name and addresses

National Galleries of Scotland

National Galleries of Scotland, 73 Belford Road

Edinburgh

EH4 3DS

Email

pharkin@nationalgalleries.org

Telephone

+44 1316246374

Country

United Kingdom

NUTS code

UKM75 - Edinburgh, City of

Internet address(es)

Main address

<http://www.nationalgalleries.org>

Buyer's address

https://www.publiccontractsscotland.gov.uk/search/Search_AuthProfile.aspx?ID=AA11042

I.2) Information about joint procurement

The contract is awarded by a central purchasing body

I.4) Type of the contracting authority

Body governed by public law

I.5) Main activity

Recreation, culture and religion

Section II: Object

II.1) Scope of the procurement

II.1.1) Title

Provision of Hard FM Services

Reference number

EST/HFM/2024

II.1.2) Main CPV code

- 79993000 - Building and facilities management services

II.1.3) Type of contract

Services

II.1.4) Short description

National Galleries Scotland (NGS) wish to award a term contract for the Provision of Hard FM Services to a single Contractor.

The scope of the contract is a term contract for the provision of Hard Facilities Management Services for the National Galleries of Scotland estate, which comprises 4 public gallery buildings and storage facilities across the city of Edinburgh. The Hard Facilities Management Services included in the scope are: Managed Services, Mechanical, Electrical and Plumbing (MEP) Repairs and Maintenance; and Building Repairs and Maintenance.

Stage 2 Tender documents are provided for INFORMATION, GUIDANCE & TRANSPARENCY ONLY. Stage 2 documents are in draft and may be subject to change prior to Invitation to Tender.

The Contractor must have a clear understanding of the contract requirements and the organisational needs of NGS.

NEC4 Term Service Contract will be used.

It is a requirement that the Contractor as a minimum, hold or commit to obtain prior to the award of contract, a valid Cyber Essentials Basic Certification (or equivalent) in place throughout the duration of the contract.

Baseline Personnel Security Standards are required under the contract. All operatives who will be working on NGS sites will be required to hold valid basic disclosure certification.

There is no commitment to a minimum spend over the duration of the contract. Under this agreement, no minimum spend is guaranteed.

The agreement will be non-exclusive i.e., NGS reserves the right, in certain circumstances, to procure out with the Contract Agreement, as and when required.

In the event of unsatisfactory performance by the successful Contractor and the termination of the contract by either party, NGS reserves the right to negotiate the continuance of the services with the second and third placed Contractors.

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: £7,448,674

II.2) Description

II.2.2) Additional CPV code(s)

- 79993100 - Facilities management services
- 50000000 - Repair and maintenance services
- 90650000 - Asbestos removal services
- 50531200 - Gas appliance maintenance services
- 50116100 - Electrical-system repair services
- 50532000 - Repair and maintenance services of electrical machinery, apparatus and associated equipment
- 50710000 - Repair and maintenance services of electrical and mechanical building installations
- 50711000 - Repair and maintenance services of electrical building installations
- 71314100 - Electrical services

II.2.3) Place of performance

NUTS codes

- UKM75 - Edinburgh, City of

II.2.4) Description of the procurement

The procurement will be conducted through the use of the Restricted Procedure. The SPD will be used as a downsizing tool in this procedure.

It is the intention of NGS to shortlist a maximum of 6 Contractors but NGS reserves the right to invite in excess of this number of Contractors in the event of a tie.

Economic Operators may be excluded from this competition if they are in any of the situations referred to in Regulation 58 of the Public Contracts (Scotland) Regulations 2015.

The objective criteria for shortlisting candidates is detailed under section III of this Contract Notice.

Stage 1 Bidder Instructions have been uploaded to the portal for Bidder assistance.

DRAFT Stage 2 Tender documents have been uploaded to the portal. This is for INFORMATION, GUIDANCE & TRANSPARENCY

ONLY as to the requirements of the contract and the procurement process. This information is draft and may be subject to change prior to Invitation to Tender.

Bidders should satisfy themselves that they can fulfil the contract requirements prior to completing the SPD.

Note that it is the opinion of NGS that TUPE may apply to the award of the Contract. Further TUPE information will be provided during Stage 2 of the tender competition.

II.2.5) Award criteria

Quality criterion - Name: Quality / Weighting: 60

Price - Weighting: 40

II.2.11) Information about options

Options: Yes

Description of options

The nature of Facilities Management can be complex, variable and in flux. There may be a need over the Contract term to allow NGS to remove, amend or change the buildings and structures of their estate including on a temporary, emergency and short/medium term basis and therefor, vary the contract accordingly, including the overall value of the Contract.

NGS reserve the right to award a public contract following the negotiated procedure without prior publication in terms of Regulation 33(8) of the Public Contracts (Scotland) Regulations 2015. Further information is included in the Invitation to Tender (ITT) document.

NGS reserves the right to issue a contract modification in terms of Regulation 72 of the Public Contracts (Scotland) Regulations 2015.

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

All Stage 2 Tenderers will be invited to provide a tender presentation. Full details will be provided in the Invitation to Tender (ITT) document.

Section IV. Procedure

IV.1) Description

IV.1.1) Type of procedure

Restricted 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 000-040279](#)

Section V. Award of contract

Contract No

EST/HFM/2024

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

27 August 2025

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: 4

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

Robertson Facilities Management (FM)

Castle Business Park

Stirling

FK9 4TZ

Telephone

+44 1786431600

Country

United Kingdom

NUTS code

- UKM - Scotland

The contractor is an SME

No

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

Total value of the contract/lot: £7,448,674

Section VI. Complementary information

VI.3) Additional information

The contract award value provided within this Contract Award Notice is the estimate value excluding VAT and inflation for the maximum duration of a 7 year contract.

The contract will utilise Option 1 Price Adjustment calculation of the NEC4 Contract T&Cs which is CPI + RPI divided by 2 and applied on the yearly anniversary date of the contract commencement date.

Variable elements of the contract for new works and forward maintenance planning are not included within the estimate value stated in this Contract Award Notice.

(SC Ref:810875)

VI.4) Procedures for review

VI.4.1) Review body

Edinburgh Sheriff Court

Sheriff Court House, 27 Chambers Street

EDINBURGH

EH1 1LB

Email

enquiries@scotcourts.gov.uk

Telephone

+44 1312252525

Country

United Kingdom

Internet address

<https://scotcourts.gov.uk/>

