

**United Kingdom-London: Building services**  
**OJ S 83/2014 29/04/2014**  
**Contract award notice**  
**Services**

**Directive 2004/18/EC**

**Section I: Contracting authority**

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**I.1. Name and addresses**

Official name: Education Funding Agency  
Postal address: Sanctuary Buildings, Great Smith Street  
Town: London  
Postal code: SW1P 3BT  
Country: United Kingdom  
For the attention of: Andrew Alsbury, Head of Project Management Office  
E-mail: [psbp.hlr@education.gsi.gov.uk](mailto:psbp.hlr@education.gsi.gov.uk)  
Telephone: +44 3700002288

**Internet address(es):**

General address of the contracting authority: <http://www.education.gov.uk/schools/adminandfinance/schoolscapital/priority-school-building-programme>

**I.2. Type of the contracting authority**

Ministry or any other national or federal authority, including their regional or local subdivisions

**I.3. Main activity**

Education

**I.4. Contract award on behalf of other contracting authorities**

The contracting authority is purchasing on behalf of other contracting authorities: yes

Official name: Department for Education  
Postal address: Sanctuary Buildings, Great Smith Street  
Town: London  
Postal code: SW1P 3BT  
Country: United Kingdom

**Section II: Object of the contract**

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**II.1. Description**

**II.1.1. Title**

Priority School Building Programme (Batch 1 Hertfordshire, Luton and Reading).

**II.1.2. Type of contract and place of performance or delivery**

Services

Service category No 12: Architectural services; engineering services and integrated engineering services; urban planning and landscape engineering services; related scientific and technical consulting services; technical testing and analysis services

Main site or place of performance: Hertfordshire (Hatfield, Cheshunt, Kings Langley and Hemel Hempstead); Bedfordshire (Luton); and Berkshire (Reading).

NUTS code UKJ11 Berkshire, UKH21 Luton, UKH23 Hertfordshire

### **II.1.3. Information about a framework agreement or a dynamic purchasing system (DPS)**

#### **II.1.4. Short description of the contract or purchase(s)**

The Priority School Building Programme ('PSBP') is a new schools programme. Its purpose is to rebuild/refurbish 261 schools. The PSBP contains a mixture of private finance and public capital projects. This Notice relates solely to the first of the PSBP PF2 (privately financed) projects ('PF2 Projects').

The Education Funding Agency ('EFA') is seeking contractors to design, build, finance and maintain new educational facilities and provide services for batch 1 of the PSBP programme in Hertfordshire, Luton and Reading. It is anticipated that the services are likely to include hard facilities management services and may also include some soft facilities services. The proposed term of the Contract will include an estimated 24 month construction phase and a 25 year operational term from the service commencement date of the final school to be completed in this batch.

The educational facilities will be delivered using the private finance (PF2) model to provide seven new build secondary schools in the Hertfordshire, Luton and Reading area. The schools involved in this first batch are:

- Bishop's Hatfield Girls' School, Hatfield, Herts;
- Goffs School, nr Cheshunt, Herts;
- Kings Langley School, Kings Langley, Herts;
- Longdean School, Hemel Hempstead, Herts;
- Reading Girls' School, Reading, Berks;
- Stopsley High School, Luton, Beds; and
- Westfield Community Technology College, Watford, Herts.

Further details are contained within the Descriptive Document and Pre-Qualification Questionnaire ('PQQ').

#### **II.1.5. CPV code(s)**

71315000 Building services, 45110000 Building demolition and wrecking work and earthmoving work, 45210000 Building construction work, 45214500 Construction work for buildings of further education, 45214200 Construction work for school buildings, 45214000 Construction work for buildings relating to education and research, 45453100 Refurbishment work, 45214320 Technical college construction work, 45214300 Construction work for college buildings, 45214230 Special school construction work, 45214220 Secondary school construction work, 45214210 Primary school construction work, 45214400 Construction work for university buildings, 50700000 Repair and maintenance services of building installations, 70000000 Real estate services, 70332000 Non-residential property services, 71200000 Architectural and related services, 71541000 Construction project management services, 75200000 Provision of services to the community, 77314000 Grounds maintenance services, 77320000 Sports fields maintenance services, 79420000 Management-related services, 79710000 Security services, 80000000 Education and training services, 79993000 Building and facilities management services

#### **II.1.6. Information about the Government Procurement Agreement (GPA)**

The procurement is covered by the Government Procurement Agreement: yes

### **II.2. Total value of the contract/lot**

#### **II.2.1. Total value of the contract/lot**

## **Section IV: Procedure**

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## **IV.1. Type of procedure**

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

competitive dialogue

## **IV.2. Award criteria**

### **IV.2.1. Award criteria**

The most economically advantageous tender in terms of

1. First School(s) – Facilities output specification/design. Weighting 50
2. Technical Approach to FM and Lifecycle. Weighting 15
3. Subsequent schools. Weighting 20
4. Legal and commercial. Weighting 10
5. Financial (excluding price). Weighting 5

### **IV.2.2. Information about electronic auction**

An electronic auction has been used: no

## **IV.3. Administrative information**

### **IV.3.1. File reference number attributed by the contracting authority**

### **IV.3.2. Previous publication concerning this procedure**

#### **Prior information notice**

Notice number in the OJ S: [2011/S 139-230804](#) of 22.7.2011

#### **Contract notice**

Notice number in the OJ S: [2013/S 124-212992](#) of 28.6.2013

## **Section V: Award of contract**

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### **V.1. Date of conclusion of the contract**

10.3.2014

### **V.2. Information about tenders**

Number of tenders received: 3

Number of tenders received by electronic means: 3

### **V.3. Name and address of the contractor**

Official name: Interserve Kajima

Postal address: 395 George Road, Erdington

Town: Birmingham

Postal code: B23 7RZ

Country: United Kingdom

### **V.4. Information on value of the contract/lot**

### **V.5. Information about subcontracting**

The contract is likely to be subcontracted: yes

Value or proportion likely to be subcontracted to third parties:

Not known

## **Section VI: Complementary information**

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### **VI.1. Information about European Union funds**

The procurement is related to a project and/or programme financed by European Union funds:  
no

**VI.2. Additional information**

The contracting authority is moving offices on 28.4.April 2014 from the postal address indicated in Section I.1 of the Contract Notice (33 Greycoat Street, SW1 2QF) to Sanctuary Buildings, Great Smith Street, London, SW1P 3BT.

**VI.3. Procedures for review**

**VI.3.1. Review body**

**VI.3.2. Review procedure**

Precise information on deadline(s) for review procedures: The Public Contracts Regulations 2006 (as amended) (the 'Regulations') provide that economic operators which suffer, or risk suffering, loss or damage as a result of a breach of the Regulations may take action before the High Court (England, Wales and Northern Ireland). Any such action must generally be brought within 30 days from the date when the economic operator in question first knew or ought to have known that the grounds for the starting of proceedings had arisen.

**VI.3.3. Service from which information about the review procedure may be obtained**

**VI.4. Date of dispatch of this notice**

25.4.2014