

**United Kingdom-Nottingham: Facilities management services**

OJ S 91/2014 13/05/2014

Contract notice

Works

**Directive 2004/18/EC****Section I: Contracting authority**

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**I.1. Name and addresses**

Official name: Scape System Build Limited

Postal address: 4th Floor, Pearl House, 5 Friar Lane

Town: Nottingham

Postal code: NG1 6BT

Country: United Kingdom

Contact person: Through [www.delta-esourcing.com](http://www.delta-esourcing.com)

For the attention of: Paul Bottrill

Telephone: +44 1159583200

Fax: +44 1159583232

**Internet address(es):**General address of the contracting authority: [www.scapebuild.co.uk](http://www.scapebuild.co.uk)Address of the buyer profile: [www.scapebuild.co.uk](http://www.scapebuild.co.uk)Electronic access to information: [www.delta-esourcing.com](http://www.delta-esourcing.com)Electronic submission of tenders and requests to participate: [www.delta-esourcing.com](http://www.delta-esourcing.com)**Additional information can be obtained from:**

the abovementioned address

**Specifications and additional documents (including documents for competitive dialogue and a dynamic purchasing system) can be obtained from:**

the abovementioned address

**Tenders or requests to participate must be submitted:** the abovementioned address**I.2. Type of the contracting authority**

Other: Company entirely owned and controlled by 6 English local authorities; main activities are procurement, design, construction &amp; property management

**I.3. Main activity**

Other: Procurement, design, construction and property management related work

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

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

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**Section II: Object of the contract**

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**II.1. Description****II.1.1.**

## **Title attributed to the contract by the contracting authority**

Scape National Facilities Management Framework.

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

Works

Realisation, by whatever means of work, corresponding to the requirements specified by the contracting authorities

NUTS code UK United Kingdom

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

The procurement involves the establishment of a framework agreement

### **II.1.4. Information about framework agreement**

Framework agreement with a single operator

#### **Duration of the framework agreement**

Duration in years: 6

In the case of framework agreements, provide justification for any duration exceeding 4 years: The successful contractor will be expected to support contracting authorities throughout the UK in developing collaborative initiatives through this framework. This will include a focus on key strategic objectives including driving efficiencies through the entire supply chain, waste reduction, investing in local communities and providing long term training and job opportunities. In addition, contractors may be required to support contracting authorities with the delivery of long term strategic facilities management services including a total facilities management approach and also incur significant set up costs for providing certain elements of the work including capital investment and the long term costs of TUPE. The benefits of such initiatives and investment for both operators and contracting authorities will only be realised over the longer term. Feedback from consultation with the industry has also supported the view that a term longer than four years would be needed in order to realise a beneficial return on investment.

#### **Estimated total value of purchases for the entire duration of the framework agreement**

Estimated value excluding VAT:

Range: between 1 000 000 000 and 1 500 000 000 GBP

### **II.1.5. Short description of the contract or purchase(s)**

Facilities management services. Building and facilities management services. Repair and maintenance services. Repair and maintenance services of building installations. Construction work. Catering services. Internal office mail and messenger services. Health and safety consultancy services. Grounds maintenance services. Reprographic services. Security services. Reception services. Event services. Refuse disposal and treatment. Cleaning services. Facility related sanitation services. Car park management services. Food, beverages, tobacco and related products. Beverage-serving services. Cleaning and sanitation services in urban or rural areas, and related services. Furniture (incl. office furniture), furnishings, domestic appliances (excl. lighting) and cleaning products. Energy and related services. Miscellaneous repair and maintenance services. Monitoring and control services. Post and courier services. Public security services. Scape wishes to establish a framework agreement for use by or on behalf of public sector bodies (and their respective statutory successors and organisations created as a result of re-organisations or organisational changes).

Applications are invited from experienced providers of facilities management services who can provide a high quality hard and soft facilities management works and services using a customer focused approach particularly in the public sector. The works may include design

and other services as required for design and build works.

The provider will be expected to work closely, and co-operate with local government and other contracting authorities, in-house and external design consultants, contractors and other partner providers. All contract performance will be monitored using a set of comprehensive performance indicators.

The public sector bodies to whom the use of this framework agreement will be open, include without limitation, the following contracting authorities commissioning facilities management services in the geographical areas stated in II.1.2 (and any future successors to these organisations):

The public sector bodies to whom the use of this framework agreement will be open, include without limitation, the following in the geographical area stated in II.1.2 (and any future successors to these organisations):

- Central Government Departments, Public Financial and Non-Financial Corporations – Public Sector Classification Guide, March 2013 <http://www.ons.gov.uk/ons/publications/reference-tables.html?edition=tcm%3A77-336658>
- Government Departments, agencies and public bodies <https://www.gov.uk/government/organisations>
- Local Authorities. <http://openlylocal.com/councils/all>
- NDPBs. <http://www.civilservice.gov.uk/about/resources/ndpb>
- National Parks Authorities <http://www.nationalparks.gov.uk/>,
- Educational Establishments across England and Wales maintained by the Department for Education including Academies, Colleges, Free Schools, LA Maintained Schools, Other types, Special Schools, Universities, Welsh Schools. <http://www.education.gov.uk/edubase/public/quickSearchResult.xhtml?myListCount=0>
- Social Enterprises within Culture and Leisure. <http://www.sporta.org/member-directory>
- Police Forces in the United Kingdom. [http://www.police.uk/?view=force\\_sites#force\\_sites](http://www.police.uk/?view=force_sites#force_sites)
- Fire and Rescue Services (including Scotland, Wales and Northern Ireland) <http://www.fireservice.co.uk/information/ukfrs>
- NHS Bodies including Acute Trusts, Clinical Commissioning Groups, Mental Health Trusts, Health & Care Trusts, Ambulance Trusts, Area Teams, Special Health Authorities, Others and NHS Property Services,  
<http://www.nhs.uk/ServiceDirectories/Pages/AcuteTrustListing.aspx>  
<http://www.nhs.uk/ServiceDirectories/Pages/CCGListing.aspx> (including the drill down to GP's)  
<http://www.nhs.uk/ServiceDirectories/Pages/MentalHealthTrustListing.aspx>  
<http://www.nhs.uk/ServiceDirectories/Pages/CareTrustListing.aspx>  
<http://www.nhs.uk/ServiceDirectories/Pages/AmbulanceTrustListing.aspx>  
<http://www.nhs.uk/ServiceDirectories/Pages/AreaTeamListing.aspx>  
<http://www.nhs.uk/ServiceDirectories/Pages/SpecialHealthAuthorityListing.aspx>
- Department of Health Advisory Bodies and Committees <http://www.dh.gov.uk/health/about-us/public-bodies-2/advisory-bodies/>
- Hospices in UK including Scotland, Wales and Northern Ireland. [http://www.hauraki.co.uk/hospice\\_uk/](http://www.hauraki.co.uk/hospice_uk/), <http://helpthehospices.org.uk/about-hospice-care/find-a-hospice/uk-hospice-and-palliative-care-services/>
- Registered Providers of Social Housing <http://www.homesandcommunities.co.uk/ourwork/registered-provider-information>
- Third Sector and Charities. <http://www.charitycommission.gov.uk/find-charities>
- Citizens Advice. [http://www.citizensadvice.org.uk/index/aboutus/citizens\\_advice\\_offices.htm](http://www.citizensadvice.org.uk/index/aboutus/citizens_advice_offices.htm)

- Working Links Limited,
- British Waterways Authority,
- Scottish Public Bodies,
  - Scottish Government. <http://www.scotland.gov.uk/Home>,
  - Scottish Local Authorities. <http://www.scotland.gov.uk/About/Government/councils>,  
<http://www.scotland-excel.org.uk/home/AboutUs/OurMembers/LocalAuthorityMembers.aspx>
  - Scottish Agencies, NDPBs. <http://www.scotland.gov.uk/Topics/Government/public-bodies/about/Bodies>,
  - Scottish NHS Bodies. <http://www.scotland.gov.uk/Topics/Health/NHS-Scotland/Boards>,  
<http://www.show.scot.nhs.uk/organisations/index.aspx>
  - Scottish Ambulance <http://www.scottishambulance.com/TheService/organised.aspx>
  - Scottish Further and Higher Education Bodies. [http://www.sfc.ac.uk/aboutus/council\\_funded\\_institutions/WhoWeFundColleges.aspx](http://www.sfc.ac.uk/aboutus/council_funded_institutions/WhoWeFundColleges.aspx), [http://www.sfc.ac.uk/aboutus/council\\_funded\\_institutions/WhoWeFundUniversities.aspx](http://www.sfc.ac.uk/aboutus/council_funded_institutions/WhoWeFundUniversities.aspx),
  - Scottish Police. <http://www.scottish.police.uk/>,
  - Scottish Fire and Rescue. <http://www.firescotland.gov.uk/>,
  - Scottish Housing Associations. [http://www.esystems.scottishhousingregulator.gov.uk/register/reg\\_pub\\_dsp.search](http://www.esystems.scottishhousingregulator.gov.uk/register/reg_pub_dsp.search), [http://www.sfha.co.uk/component/option,com\\_membersdir/Itemid,149/view,membersdir/](http://www.sfha.co.uk/component/option,com_membersdir/Itemid,149/view,membersdir/),
  - Scottish Parliament. <http://www.scottish.parliament.uk/index.aspx>,
  - The Scotland Office <https://www.gov.uk/government/organisations/scotland-office#org-contacts> ,
  - Scotland Citizens Advice. <http://www.cas.org.uk/bureaux>
- Scottish Schools,
  - Primary Schools. <http://www.educationscotland.gov.uk/scottishschoolsonline/index.asp?schoolsearchstring=&addresssearchstring=&authority=&strTypes=isprimaryschool&bSubmit=1&Submit=1>
  - Secondary Schools. <http://www.educationscotland.gov.uk/scottishschoolsonline/index.asp?schoolsearchstring=&addresssearchstring=&authority=&strTypes=issecondaryschool&bSubmit=1&Submit=1>
  - Special Schools. <http://www.educationscotland.gov.uk/scottishschoolsonline/index.asp?schoolsearchstring=&addresssearchstring=&authority=&strTypes=isspecial&bSubmit=1&Submit=1>
- Charities <http://www.oscr.org.uk/search-charity-register/>,
- Scottish Water,
- Welsh Public Bodies,
  - National Assembly for Wales, Welsh Assembly Government and Welsh Local Authorities. <http://www.assemblywales.org/abthome/abt-links.htm> <http://new.wales.gov.uk/?lang=en>,  
[http://www.direct.gov.uk/en/dl1/directories/localcouncils/dg\\_065241](http://www.direct.gov.uk/en/dl1/directories/localcouncils/dg_065241),
  - NHS Wales. <http://www.wales.nhs.uk/nhswalesaboutus/structure>, <http://www.wales.nhs.uk/ourservices/directory>,
  - Housing Associations – Registered Social Landlords
- NI Public Bodies
  - Northern Ireland Government Departments. <http://www.northernireland.gov.uk/gov.htm>,
  - Northern Ireland Public Sector Bodies and Local Authorities. <http://www.northernireland.gov.uk/az2.htm>,
  - Northern Ireland Housing Executive <http://www.nihe.gov.uk/>,

- Northern Ireland Housing Associations <http://www.nidirect.gov.uk/housing-associations-contact>,
- Schools in Northern Ireland. [http://www.deni.gov.uk/index/schools-and-infrastructure-2/schools-management/10-types\\_of\\_school-nischools\\_pg.htm](http://www.deni.gov.uk/index/schools-and-infrastructure-2/schools-management/10-types_of_school-nischools_pg.htm),
- Further and Higher Education in Northern Ireland. <http://www.unixl.com/info/northern-ireland.htm>, <http://www.collegesni.ac.uk/>,
- Health and Social care in Northern Ireland. <http://www.hscni.net/index.php?link=hospitals>, <http://www.hscboard.hscni.net/>, <http://www.hscni.net/index.php?link=agencies>, <http://www.patientclientcouncil.hscni.net/>,
- Police Service of Northern Ireland. <http://www.psni.police.uk/index.htm>,
- Citizens Advice Northern Ireland <http://www.citizensadvice.co.uk/en/About-Us/Contact/>, <http://www.citizensadvice.co.uk/pages/bureaux/>,
- Northern Ireland Water,
  - Northern Ireland Fire & Rescue Service <http://www.nifrs.org/about-nifrs/>
  - Charities <http://www.charitycommissionni.org.uk/>
- All other contracting authorities cited by name in Regulation 3 of and/or Schedule 1 to the Public Contracts Regulations 2006 (as amended),
- All other contracting authorities cited by class in Regulation 3 of and/or Schedule 1 to the Public Contracts Regulations 2006 (as amended).

#### **II.1.6. CPV code(s)**

79993100 Facilities management services, 79993000 Building and facilities management services, 50000000 Repair and maintenance services, 50700000 Repair and maintenance services of building installations, 45000000 Construction work, 55520000 Catering services, 64122000 Internal office mail and messenger services, 71317210 Health and safety consultancy services, 77314000 Grounds maintenance services, 79520000 Reprographic services, 79710000 Security services, 79992000 Reception services, 79952000 Event services, 90510000 Refuse disposal and treatment, 90910000 Cleaning services, 90920000 Facility related sanitation services, 98351000 Car park management services, 15000000 Food, beverages, tobacco and related products, 55400000 Beverage-serving services, 90600000 Cleaning and sanitation services in urban or rural areas, and related services, 39000000 Furniture (incl. office furniture), furnishings, domestic appliances (excl. lighting) and cleaning products, 71314000 Energy and related services, 50800000 Miscellaneous repair and maintenance services, 71700000 Monitoring and control services, 64100000 Post and courier services, 75241000 Public security services

#### **II.1.7. Information about the Government Procurement Agreement (GPA)**

The procurement is covered by the Government Procurement Agreement: yes

#### **II.1.8. Lots**

This contract is divided into lots: no

#### **II.1.9. Information about variants**

Variants will be accepted: no

### **II.2. Scope of the procurement**

#### **II.2.1. Total quantity or scope**

The estimated total spend, although not guaranteed, will be approximately 1 000 000 000 GBP – 1 500 000 000GBP and will principally include facilities management services on the following assets in the following sectors: housing, education, universities and colleges of further education and training establishments, leisure recreation and culture, health, prisons,

library, fire, ambulance & police, day-care, nursery care, social care, care homes, specialist facilities, transport, farms, recycling facilities, offices & other contracting authority operational, residential, industrial & commercial assets and any other property and related assets owned, rented, leased or developed by any of the Contracting Authorities who may use this framework, or on property and related assets in which any of the Contracting Authorities may have an interest at the time or prospectively. Individual call off contracts for a Contracting Authority may be from 50,000 GBP per year and may be entered into for a period up to 6 years commencing during the Framework period. A Contracting Authority may enter into multiple call off contracts during the life of the framework.

Estimated value excluding VAT:

Range: between 1 000 000 000 and 1 500 000 000 GBP

#### **II.2.2. Information about options**

#### **II.2.3. Information about renewals**

#### **II.3. Duration of the contract or time limit for completion**

Duration in months: 72 (from the award of the contract)

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

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#### **III.1. Conditions related to the contract**

##### **III.1.1. Deposits and guarantees required**

The deposits, guarantees or bonds required by the contracting authority will be set out in the contract documents.

##### **III.1.2. Main financing conditions and payment arrangements and/or reference to the relevant provisions governing them**

Tender pricing must be in pounds sterling (GBP). Payments made under the framework agreement awarded will be in pounds sterling (GBP). A management charge in the form of a percentage of the value of each call off contract awarded under the framework agreement will be levied by the contracting authority on the successful provider in order to cover the costs of establishing and managing the framework agreement. Further information will be made available in the invitation to tender documentation and the framework agreement itself. See contract documents for further details.

##### **III.1.3. Legal form to be taken by the group of economic operators to whom the contract is to be awarded**

No special legal form is required, but if a contract is awarded to a consortium or joint venture which is not a legal entity, the framework agreement will require a lead provider to be named which shall accept responsibility for all the obligations of the members and the framework agreement will impose joint and several liability on the consortium/joint venture members.

##### **III.1.4. Contract performance conditions**

The performance of the contract is subject to particular conditions: yes

Description of particular conditions: Other particular conditions will be set out in the contract documents contained in the invitation to tender.

#### **III.2. Conditions for participation**

##### **III.2.1. Suitability to pursue the professional activity, including requirements relating to enrolment on professional or trade registers**

List and brief description of conditions: Other particular conditions will be set out in the contract documents contained in the invitation to tender.

### **III.2.2. Economic and financial ability**

List and brief description of conditions: Participants will be required to complete the PQQ including the financial and economic standing requirements as set out in the PQQ. See also Regulation 24 of the Public Contracts Regulations 2006 (as amended).

Minimum level(s) of standards possibly required: Participants will need the minimum annual turnover of GBP 500 000 000, have submitted their accounts on time and have an acid test ratio of at least 1:1.

Participants will be required to have the following stated minimum levels of insurance cover, each on an "each and every claim basis":

- Employers liability insurance (min 10 000 000 GBP),
- Public liability insurance (min 10 000 000 GBP),
- Professional indemnity insurance (min 5 000 000 GBP).

Where a participant does not have the required insurance in place then they may still apply providing that they would be willing to take out the appropriate levels of insurance if successful, (further details are contained in the PQQ).

### **III.2.3. Technical and professional ability**

List and brief description of conditions:

Technical requirements are set out in the PQQ. See also Regulation 25 of the Public Contracts Regulations 2006 (as amended).

### **III.2.4. Information about reserved contracts**

#### **III.3. Conditions specific to services contracts**

#### **III.3.1. Information about a particular profession**

#### **III.3.2. Information about staff responsible for the performance of the contract**

## **Section IV: Procedure**

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

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

Restricted

#### **IV.1.2. Information about the limits on the number of candidates to be invited**

Envisaged number of candidates: 6

Objective criteria for choosing the limited number of candidates: The contracting authority intend to invite 6 candidates to submit tenders on the basis of the order of ranking of candidates which have passed all the pass/fail elements at the PQQ stage at which the criteria referred to in Part 4 of the Public Contracts Regulations (implementing Articles 45-52 inclusive of Directive 2004/18/EC) will be assessed and marked.

#### **IV.1.3. Information about reduction of the number of solutions or tenders during negotiation or dialogue**

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

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

The most economically advantageous tender in terms of Criteria below

1. Price. Weighting 50
2. Quality. Weighting 50

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

An electronic auction will be used: no

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

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

2768

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

**Prior information notice**

Notice number in the OJ S: [2014/S 45-074475](#) of 5.3.2014

##### **IV.3.3. Conditions for obtaining specifications and additional documents or descriptive document**

Time limit for receipt of requests for documents or for accessing documents: 13.6.2014 - 13:00

Payable documents: no

##### **IV.3.4. Time limit for receipt of tenders or requests to participate**

16.6.2014 - 13:00

##### **IV.3.5. Estimated date of dispatch of invitations to tender or to participate to selected candidates**

##### **IV.3.6. Languages in which tenders or requests to participate may be submitted**

English.

##### **IV.3.7. Minimum time frame during which the tenderer must maintain the tender**

##### **IV.3.8. Conditions for opening of tenders**

#### **Section VI: Complementary information**

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

##### **VI.2. Information about European Union funds**

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

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

The contracting authority and other public bodies interested in utilising the framework arrangements contemplated by this procurement are transforming the manner in which facilities management services are procured and managed. The facilities management services may include design and other services as required for hard facilities management works. They will adopt the principles of partnering through the development of longer term relationships through the supply chain, integrated design and delivery teams, shared risk /rewards and performance management. The partnering ethos will involve partners selected for their capability and commitment to these principles. It will include target cost setting, open book accounting, shared problem solving, and a strong commitment to all aspects of continuous improvement. A key feature of this approach will be to develop a spirit of mutual trust and teamwork throughout the supply chain.

The framework arrangements may be used by public bodies as set out in paragraph II.1.5

above. To achieve continuity in the availability of a framework arrangement, Scape will continually review future service requirements and capacity to determine when to carry out its next parallel tender exercise in the range stipulated.

Note that the PQQ contains important background information and contextual information, together with exclusion clauses relating to the fact that the contracting authority may terminate or suspend this procurement at any time, without cost or liability to the contracting authority. The contract conditions will be set out in the invitation to tender documents. Interested companies will be required to complete a pre-qualification questionnaire (PQQ) and companies must demonstrate commitment to partnering including working with clients and their partners, shared, problem solving and continuous improvement. Any queries relating to the technical aspect of the services should be made to the contact in I.1 through Delta. A breakdown of the evaluation criteria will be detailed in the tender documents. An indicative procurement timetable is included in the PQQ.

The Common Procurement Vocabulary stated in II.1.6 are deemed to include, for the avoidance of doubt, the Category and Sub-category codes below the CPV codes stated, i.e. 71314000 is deemed to include 71314200.

Delta e-Sourcing.

1. Scape is using the Delta eSourcing web-based service to manage this procurement.
2. Suppliers must read through these instructions and follow the process to respond to this opportunity.
3. The information and/or documents for this opportunity are available on <http://delta-esourcing.com/delta>. You must register on this site to respond for this procurement, if you are already registered you will not need to register again, simply use your existing username and password. Please note there is a password reminder link on the homepage.
4. Suppliers must log in, go to Response Manager and add the following Access Code: 68993M7N9Z. Please ensure you follow any instruction provided to you there.
5. The deadline for submitting your response is stated within the Delta eSourcing suite, this Contract Notice and the PQQ document. Please ensure that you allow yourself plenty of time when responding to this invitation prior to the closing date and time, especially when uploading documents. Scape will not be held accountable for any errors made by Suppliers in submitting their completed PQQ.
6. If you experience any technical difficulties with the Delta eSourcing suite please contact the Delta eSourcing Helpdesk on +44 8452707050 or email [helpdesk@delta-esourcing.com](mailto:helpdesk@delta-esourcing.com)

To view this notice, please click here:

<https://www.delta-esourcing.com/delta/viewNotice.html?noticeId=93146424>

GO Reference: GO-201458-PRO-5657815

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

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

##### **VI.4.2. Review procedure**

Precise information on deadline(s) for review procedures: The Contracting Authority will incorporate a minimum 10 calendar day standstill period (or 15 days where non-electronic or fax methods are used) at the point that an award decision notice is communicated to tenderers. The award decision notice will specify the criteria for the award of the framework agreement, the reasons for the decision, including the characteristics and relative advantages, the name and score of the successful tender; and will specify when the standstill period is expected to end or the date before which the Contracting Authority will not conclude the framework agreement. If an appeal regarding the award of a contract has not been

successfully resolved, the Public Contracts Regulations 2006, as amended by the Public Contracts (Amendment) Regulations 2009 and the Public Procurement (Miscellaneous Amendments) Regulations 2011, set out the time frame within which aggrieved parties who have been harmed or are at risk of a breach of the rules may take action in the High Court (England, Wales and Northern Ireland). Any such action must be brought within 30 days from the date when the economic operator in question first knew or ought to have known that grounds for the bringing of proceedings had arisen. The Court may extend the 30 day period in a particular case if it considers that there is good reason for so doing, up to a period of 3 months from the actual or deemed date of knowledge of the economic operator. The Court may order the setting aside of the award decision or may order the Contracting Authority to amend any document and may award damages. If the framework agreement has been entered into the Court may make a declaration of ineffectiveness or may order that the duration of any relevant specific contract be shortened and additionally may award damages. The time limit for seeking such a declaration is generally 30 days from notification of the award (either by award decision notification or contract award notice depending on the circumstances) or otherwise 6 months.

**VI.4.3. Service from which information about the review procedure may be obtained**

**VI.5. Date of dispatch of this notice**

8.5.2014