

**United Kingdom-Birmingham: Repair and maintenance services of building installations**

OJ S 78/2019 19/04/2019

Contract notice

Works

**Legal Basis:**

Directive 2014/24/EU

**Section I: Contracting authority**

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**I.1. Name and addresses**

Official name: Sandwell and West Birmingham Hospitals NHS Trust – Midlands Metropolitan Hospital

Postal address: Old Management Block, City Hospital, Dudley Road

Town: Birmingham

NUTS code: UK United Kingdom

Postal code: B18 7QH

Country: United Kingdom

Contact person: Project office for the attention of Warren Grigg

E-mail: [warren.grigg@nhs.net](mailto:warren.grigg@nhs.net)

Telephone: +44 1215075566

**Internet address(es):**

Main address: <http://swbh.nhs.net>

Address of the buyer profile: [www.nhssourcing.co.uk/web/login.shtml](http://www.nhssourcing.co.uk/web/login.shtml)

**I.3. Communication**

The procurement documents are available for unrestricted and full direct access, free of charge, at: [www.nhssourcing.co.uk/web/login.shtml](http://www.nhssourcing.co.uk/web/login.shtml)

Additional information can be obtained from the abovementioned address

Tenders or requests to participate must be submitted electronically via: [www.nhssourcing.co.uk/web/login.shtml](http://www.nhssourcing.co.uk/web/login.shtml)

Tenders or requests to participate must be submitted to the abovementioned address

**I.4. Type of the contracting authority**

Body governed by public law

**I.5. Main activity**

Health

**Section II: Object**

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**II.1. Scope of the procurement****II.1.1. Title**

SWBH Framework Agreement for Hard FM

Reference number: 21454

**II.1.2. Main CPV code**

50700000 Repair and maintenance services of building installations

**II.1.3.**

## **Type of contract**

Works

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

The Trust wishes to establish a Framework Agreement through the competitive dialogue process for the provision of hard facilities management services/works and planned refurbishment works. The Framework Agreement is divided into 4 lots:

- 1) Early involvement services;
- 2) Facilities management services for the newly built Midland Metropolitan hospital;
- 3) Facilities management for the Trust's retained estate FM; and
- 4) Planned works for the retained estate.

The Trust intends to award the Framework Agreement to 2 contractors (but reserves the right to award to a single supplier). Contractors must bid for and be appointed to the Framework for all 4 lots. The Trust intends to award Lots 1-3 to the same supplier (the highest ranked) and Lot 4 call-off contracts will be awarded following a mini-competitions between the suppliers.

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

Value excluding VAT: 120 000 000,00 GBP

### **II.1.6. Information about lots**

This contract is divided into lots: yes

Tenders may be submitted for all lots

The contracting authority reserves the right to award contracts combining the following lots or groups of lots:

Contractors must bid for all 4 lots. A single SQ response and tender submission is required in relation to all 4 lots. Contractors will be evaluated across all 4 lots in order to give an overall score and the contractor(s) with the most advantageous tender overall will be appointed to the framework in relation to all 4 lots.

## **II.2. Description**

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

Early Involvement Services

Lot No: 1

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

50700000 Repair and maintenance services of building installations, 71310000 Consultative engineering and construction services, 79993000 Building and facilities management services

### **II.2.3. Place of performance**

NUTS code: UKG West Midlands (England)

### **II.2.4. Description of the procurement**

Under Lot 1 the Trust requires the successful contractor to carry out early contractor involvement services in relation to the facilities management issues arising during the construction stage of the Midland Metropolitan Hospital and asset services in relation to the Trust's retained estates.

The Trust requires an FM Contractor to provide mobilisation services relating to the Hard Facilities Management (FM) Services required within Lot 2 and Lot 3 services. The mobilisation services will include establishing all the necessary systems, processes and procedures, along with setting up the helpdesk and CAFM system, providing staff training and supporting with the development of decant plans in preparation for services commencement.

The FM Contractor will also provide technical maintenance advice and support to the Trust in relation to the new acute hospital “the Midland Metropolitan Hospital” by participating in design and procurement meetings, site inspections, snagging, testing and commissioning, and advising on both Hard and Soft FM interface issues, and this could include procuring the asset tagging of building components, plant, systems and equipment.

The FM Contractor will also procure further surveys relating to the retained estate within Lot 3 such that the necessary graphical and non-graphical information is available to maintain the buildings, plants, systems and equipment.

The Trust has chosen the competitive dialogue procedure and has defined its requirements but intends to explore during dialogue with bidders their solutions which can add value and improve the requirements and service delivery.

The contract for Lot 1 will be the NEC Professional Services Contract.

Services will commence in approximately October 2019 and continue for a period of approximately 26 months.

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

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

#### **II.2.6. Estimated value**

Value excluding VAT: 2 500 000,00 GBP

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

Duration in months: 48

This contract is subject to renewal: no

#### **II.2.9. Information about the limits on the number of candidates to be invited**

Envisaged number of candidates: 3 Objective criteria for choosing the limited number of candidates:

As detailed in the procurement documents.

#### **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**

Potential contractors must bid for all 4 lots. A single SQ Response and tender is required in relation to all 4 lots. Contractors will be evaluated across all 4 lots in order to give an overall score and the contractor(s) with the most economically advantageous tender overall will be appointed to the Framework in relation to all 4 lots.

Estimated value for Lot 1 is 2 500 000 GBP.

### **II.2. Description**

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

SWBH Retained Estate FM

Lot No: 2

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

50324200 Preventive maintenance services, 50531200 Gas appliance maintenance services, 50532000 Repair and maintenance services of electrical machinery, apparatus and associated equipment, 50700000 Repair and maintenance services of building installations, 50800000 Miscellaneous repair and maintenance services, 71315100 Building-fabric consultancy services

### **II.2.3. Place of performance**

NUTS code: UKG3 West Midlands

### **II.2.4. Description of the procurement**

Under Lot 2 the Trust requires the successful contractor to provide hard facilities management services in relation to the newly constructed Midland Metropolitan Hospital.

The Trust requires an FM Contractor to provide Hard Facilities Management (FM) Services to a new acute hospital "the Midland Metropolitan Hospital" with a gross internal area of c.90,000 m<sup>2</sup>, located in Birmingham, UK. The services are required 24 hours a day, 365(6) per year and will include, Helpdesk and CAFM services, Estates and ground maintenance, utilities and energy management services, pest control services and network infrastructure services.

The Trust is considering both semi-comprehensive and fully-comprehensive planned and corrective maintenance options, including lifecycle renewal of building fabric, engineering plant and systems, equipment, grounds and gardens to ensure the services are delivered in an efficient, effective manner that provides value for money.

Service provision will be linked to a payment mechanism and performance KPIs, with financial deductions associated with poor performance and unavailability of the facilities.

The Trust has chosen the competitive dialogue procedure and has defined its requirements but intends to explore during dialogue with bidders their solutions which can add value and improve the requirements and service delivery.

The contract for Lot 2 will be bespoke facilities management contract; TUPE will apply to Lot 2. Services will commence in approximately January 2022 and continue for a period of 5 years with the right for the Trust to extend the contract for up to 5 years (in intervals of not less than 12 months) giving a maximum total duration of 10 years.

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

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

### **II.2.6. Estimated value**

Value excluding VAT: 5 100 000,00 GBP

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

Duration in months: 48

This contract is subject to renewal: no

### **II.2.9. Information about the limits on the number of candidates to be invited**

Envisaged number of candidates: 3

### **II.2.10. Information about variants**

Variants will be accepted: no

### **II.2.11. Information about options**

Options: yes

Description of options:

5-year initial term. Trust has the right to extend for an additional 5 years (in increments of not less than 12 months).

### **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**

Potential contractors must bid for all 4 lots. A single SQ Response and tender is required in relation to all 4 lots. Contractors will be evaluated across all 4 lots in order to give an overall score and the contractor(s) with the most economically advantageous tender overall will be appointed to the Framework in relation to all 4 lots. The estimated value for Lot 2 is 51 000 000 GBP.

## **II.2. Description**

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

SWBH Retained Estate FM  
Lot No: 3

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

50324200 Preventive maintenance services, 50531200 Gas appliance maintenance services, 50532000 Repair and maintenance services of electrical machinery, apparatus and associated equipment, 50700000 Repair and maintenance services of building installations, 50800000 Miscellaneous repair and maintenance services, 71315100 Building-fabric consultancy services

### **II.2.3. Place of performance**

NUTS code: UKG West Midlands (England)

### **II.2.4. Description of the procurement**

Under Lot 3 the Trust requires the successful contractor to provide hard facilities management services in relation to its retained estate (all of the Trust's estate other than the Midland Metropolitan Hospital which is covered by Lot 2). The Trust's estate may be reviewed during the term of the call-off contract.

The Trust requires an FM Contractor to provide Hard Facilities Management (FM) Services to the Trusts retained estate at 4 locations in Birmingham, UK, these include Sandwell General Hospital, City Hospital, Rowley Regis Hospital and Leosowes Intermediate Care Centre with a gross internal area of c.155,000 m<sup>2</sup>. The services are required 24 hours a day, 365(6) per year and will include, Helpdesk and CAFM services, estates and ground maintenance, utilities and energy management services, pest control services and network infrastructure services. The Trust is considering labour only, semi-comprehensive and fully-comprehensive planned and corrective maintenance options for maintaining the building fabric, engineering plant and systems, equipment, grounds and gardens to ensure the services are delivered in an efficient, effective manner that provides value for money. Lifecycle renewal will be a requirement, but based upon priority, profile, expenditure and procedures advised by the Trust.

Service provision will be linked to a payment mechanism and performance KPIs, with financial deductions associated with poor performance. There will be no unavailability mechanism applicable to the retained estates until such time that the facilities are upgraded as part of Lot 4.

The Trust has chosen the competitive dialogue procedure and has defined its requirements but intends to explore during dialogue with bidders their solutions which can add value and improve the requirements and service delivery.

The contract for Lot 3 will be bespoke facilities management contract; TUPE will apply to Lot 3. Services will commence in approximately April 2021 and continue for a period of 5 years and 8 months, with the right for the Trust to extend the contract for up to 5 years (in intervals of not less than 12 months) giving a total maximum duration of 10 years and 8 months.

**II.2.5. Award criteria**

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

**II.2.6. Estimated value**

Value excluding VAT: 42 600 000,00 GBP

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

Duration in months: 48

This contract is subject to renewal: no

**II.2.9. Information about the limits on the number of candidates to be invited**

Envisaged number of candidates: 3 Objective criteria for choosing the limited number of candidates:

As detailed in the procurement documents.

**II.2.10. Information about variants**

Variants will be accepted: no

**II.2.11. Information about options**

Options: yes

Description of options:

5-year and 8 months initial term. Trust has the right to extend for an additional 5 years (in increments of not less than 12 months).

**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**

Potential contractors must bid for all 4 lots. A single SQ Response and tender is required in relation to all 4 lots. Contractors will be evaluated across all 4 lots in order to give an overall score and the contractor(s) with the most economically advantageous tender overall will be appointed to the framework in relation to all 4 lots. The estimated value for Lot 3 is 42 600 000 GBP.

**II.2. Description**

**II.2.1. Title**

Planned Works

Lot No: 4

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

45453100 Refurbishment work

**II.2.3. Place of performance**

NUTS code: UKG West Midlands (England)

#### **II.2.4. Description of the procurement**

Under Lot 4 the Trust requires the successful contractor to provide planned works in relation to the Trust's estate. The Trust's estate may be reviewed during the term of the Framework Agreement. Planned works may have a value between 100 000 GBP and 1 000 000 GBP. A separate call-off contract will be entered into in relation to each "package" of planned works. The Trust requires an FM Contractor to provide a range of construction activities across the Trust estate relating to statutory compliance backlog maintenance, lifecycle renewal, building reconfiguration and refurbishments work.

The contract for Lot 4 will be NEC4 Engineering and construction contract July 2017 Edition, Option A or Option C

call-off contracts can be entered into at any time during the 4-year term of the Framework Agreement and each call-off contract will run for an appropriate period to reflect the package of planned works.

Contracts with a value up to and including 50 000 GBP will be awarded to the top-ranking framework participant (with the right to move to the second placed framework participant in certain circumstances). Contracts with a value over 50 000 GBP may be awarded following a mini-competition between the 2 framework participants.

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

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

#### **II.2.6. Estimated value**

Value excluding VAT: 24 000 000,00 GBP

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

Duration in months: 48

This contract is subject to renewal: no

#### **II.2.9. Information about the limits on the number of candidates to be invited**

Envisaged number of candidates: 3 Objective criteria for choosing the limited number of candidates:

As detailed in the procurement documents.

#### **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**

Potential contractors must bid for all 4 lots. A single SQ Response and tender is required in relation to all 4 lots.

Contractors will be evaluated across all 4 lots in order to give an overall score and the contractor(s) with the most economically advantageous tender overall will be appointed to the framework in relation to all 4 lots. The estimated value for Lot 4 is 24 000 000 GBP.

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

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### 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:

See procurement documents.

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

List and brief description of selection criteria:

See procurement documents for full details of the assessment of economic and financial standing which will be undertaken. There will be 3 "hurdle" tests which bidders must initially meet before the more detailed ratio analysis is carried out. These are (1) A minimum annual turnover of 120 000 000 GBP (2) an investment grade rating from Moody's or S&P or a 1 or 2 from D&B and (3) no annual account qualifications.

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

Selection criteria as stated in the procurement documents

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

#### III.2.2. Contract performance conditions

See procurement documents.

## Section IV: Procedure

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### IV.1. Description

#### IV.1.1. Type of procedure

Competitive dialogue

#### 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: 2

#### IV.1.4. Information about reduction of the number of solutions or tenders during negotiation or dialogue

Recourse to staged procedure to gradually reduce the number of solutions to be discussed or tenders to be negotiated

#### 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 in the OJ S: [2018/S 190-428768](#)

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

Date: 20/05/2019 Local time: 13:00

#### IV.2.3.

**Estimated date of dispatch of invitations to tender or to participate to selected candidates**

Date: 10/06/2019

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

English

**IV.2.6. Minimum time frame during which the tenderer must maintain the tender**

Duration in months: 6 (from the date stated for receipt of tender)

**Section VI: Complementary information**

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**VI.1. Information about recurrence**

This is a recurrent procurement: no

**VI.3. Additional information**

The procurement process will be conducted electronically using an online portal system for all communications (including clarifications raised, clarification responses, general communication and tender submission).

The Trust has chosen to use BravoSolution to manage the on-line procurement process for the contract. BravoSolution is a provider of eTendering software used extensively in the UK Public Sector for major capital investment and other procurement projects.

Tenderers must submit all documents comprising the tender electronically via the BravoSolution, the address of which is [www.nhssourcing.co.uk/web/login.shtml](http://www.nhssourcing.co.uk/web/login.shtml) ("the Portal").

To assist the process for the return of your tender via the Portal, tenderers are required to register on the portal using the "Register Here" link.

Once registered the tenderer will be able to access the portal and current versions of the procurement documents (which the Trust may update throughout the process) comprising:

**VI.4. Procedures for review**

**VI.4.1. Review body**

Official name: Sandwell and West Birmingham Hospitals NHS Trust

Postal address: Old Management Block, City Hospital, Dudley Road

Town: Birmingham

Postal code: B18 7QH

Country: United Kingdom

E-mail: [mmh.projectoffice@nhs.net](mailto:mmh.projectoffice@nhs.net)

Telephone: +44 1215075566

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

17/04/2019