

Ireland-Dublin: Building and facilities management services

OJ S 118/2014 21/06/2014

Contract notice

Services

Directive 2004/18/EC

Section I: Contracting authority

I.1. Name and addresses

Official name: The Pharmaceutical Society of Ireland

Postal address: PSI House, Fenian Street

Town: Dublin

Country: Ireland

For the attention of: Tim Hanrahan

E-mail: tim.hanrahan@thepsi.ie

Telephone: +353 12184020

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

Body governed by public law

I.3. Main activity

Health

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

The contracting authority is purchasing on behalf of other contracting authorities: no

Section II: Object of the contract

II.1. Description

II.1.1. Title attributed to the contract by the contracting authority

The establishment of a Single Party Framework Agreement for the provision of Outsourced Facility Management Services.

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

Services

Service category No 14: Building-cleaning services and property management services

NUTS code IE021 Dublin

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: 4

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

Estimated value excluding VAT:

Range: between 320 000 and 500 000 EUR

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

The Pharmaceutical Society of Ireland (PSI) wishes to award a framework to a single operator who will manage and deliver the required facilities management services at PSI's headquarter premises (PSI House in Fenian St, Dublin 2). The framework will be for a maximum duration of 4 years and will be subject to annual review, to commence 12 months after the commencement of the framework.

The framework will include both scheduled services and call out cover in the event of system failures/urgent requirements. The most economically advantageous tenderer received will be appointed to the framework, based on the application of the published award criteria.

II.1.6. CPV code(s)

79993000 Building and facilities management services, 71334000 Mechanical and electrical engineering services, 79710000 Security services, 79993100 Facilities management services, 90910000 Cleaning 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 framework operator will be required to maintain comprehensive records of all activities carried out to maintain the facilities. It will be a requirement of the framework that the framework operator will be able to demonstrate their ability to manage and to document the management of facilities in a regulated environment.

PSI's Headquarters comprises approximately 1,914 square metres on 5 floors:

- Reception and public areas;
- Offices/Open plan;
- Meeting/Council/Enquiry rooms;
- Cafeteria / Tea area;
- Toilets, changing areas and showers;
- Circulation areas - corridors, entrances, stairwells and lifts.

The framework will include but will not be limited to the following five main categories of service:

- Facilities Management Service;
- Monitoring & Management of the Integrated Building Management System;
- Property Maintenance;
- Cleaning Services (including office cleaning and window cleaning services);
- Security and Front-of-ouseHouHouse Services (inclusive of manned guard services, minor portorage and janitorial services, key holding and mobile patrol services).

II.2.2. Information about options

Options: no

II.2.3. Information about renewals

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

Section III: Legal, economic, financial and technical information

III.1. Conditions related to the contract

III.1.1. Deposits and guarantees required

N/A.

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

To be agreed with the successful framework member.

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

If successful in the competition, a grouping in question will be expected to establish itself as a legal entity, with each party being jointly and severally liable, prior to entering into any framework agreement.

III.1.4. Contract performance conditions

The performance of the contract is subject to particular conditions: no

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: As per the Questionnaire, available to download from www.etenders.gov.ie

III.2.2. Economic and financial ability

List and brief description of conditions: As per the Questionnaire, available to download from www.etenders.gov.ie

Minimum level(s) of standards possibly required: As per the Questionnaire, available to download from www.etenders.gov.ie

III.2.3. Technical and professional ability

List and brief description of conditions:

As per the Questionnaire, available to download from www.etenders.gov.ie

Minimum level(s) of standards possibly required:

As per the Questionnaire, available to download from www.etenders.gov.ie

III.2.4. Information about reserved contracts

III.3. Conditions specific to services contracts

III.3.1. Information about a particular profession

Execution of the service is reserved to a particular profession: no

III.3.2. 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: no

Section IV: Procedure

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: 5

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

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

IV.3.2. Previous publication concerning this procedure

no

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

Payable documents: no

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

21.7.2014 - 12:00

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.

Other: GA

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

VI.1. Information about recurrence

This is a recurrent procurement: no

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

- 1) Interested parties must register their interest on the eTenders web site (www.etenders.gov.ie) in order to be included on the mailing list for clarifications. All information relating to attachments, including clarifications and changes, will be published on the Irish Government Procurement Opportunities Portal(www.etenders.gov.ie)only. Registration is free of charge. The contracting authority will not accept responsibility for information relayed (or not relayed) via third parties.
- 2) This is the sole call for competition for this service.
- 3) The contracting authority will not be responsible for any costs, charges or expenses incurred by candidates or tenderers.
- 4) Establishment of this framework will be subject to the approval of the competent authorities.
- 5) If for any reason it is not possible to admit to the framework agreement the tenderer invited following the conclusion of this competitive process, the contracting authority reserves the right to invite the next highest scoring tenderer to join the framework agreements as appropriate during the tender validity period.
This shall be without prejudice to the right of the contracting authority to cancel this competitive process and/or initiate a new contract award procedure at its sole discretion.
- 6) At its absolute discretion, the contracting authority may elect to terminate this procurement process, the framework agreement or any contract awarded under the framework agreement at any time.
- 7) Please note in relation to all documents, that where reference is made to a particular qualification, standard, make, source, process, trademark, type or patent, that this is not to be regarded as a de facto requirement. In all such cases it should be understood that such indications are to be treated strictly and solely for reference purposes only, to which the words "or equivalent" will always be appended.
- 8) All of the published rules of this competitive process will be strictly observed by the contracting authority.
- 9) Without prejudice to the principle of equal treatment, the contracting authority is not obliged to engage in a clarification process in respect of questionnaires with missing or incomplete information. Therefore, candidates are advised to ensure that they return fully completed questionnaires in order to avoid the risk of elimination from the competition.

VI.4. Procedures for review

VI.4.1. Review body

Official name: High Court
Postal address: Inns Quay
Town: Dublin
Postal code: 7
Country: Ireland
Internet address: <http://www.courts.ie>

Body responsible for mediation procedures

Official name: Please seek legal advice
Country: Ireland

VI.4.2. Review procedure

Precise information on deadline(s) for review procedures: In accordance with the provision of S.I. 130 of 2010, the Contracting Authority undertakes not to establish the framework agreement, to which a standstill period applies, for a period of fourteen clear calendar days from the date of issue electronically of notification letters.

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

Official name: Please seek legal advice

Country: Ireland

VI.5. Date of dispatch of this notice

19.6.2014