

United Kingdom-London: Building and facilities management services

OJ S 93/2018 17/05/2018

Contract notice

Services

Legal Basis:

Directive 2014/24/EU

Section I: Contracting authority

I.1. Name and addresses

Official name: Camden and Islington NHS Foundation Trust

Postal address: 4 St Pancras Way

Town: London

NUTS code: UKI31 Camden and City of London

Postal code: NW1 0PE

Country: United Kingdom

E-mail: phil.wisson@candi.nhs.uk**Internet address(es):**Main address: www.candi.nhs.ukAddress of the buyer profile: https://www.mytenders.co.uk/search/Search_AuthProfile.aspx?ID=AA5567**I.3. Communication**The procurement documents are available for unrestricted and full direct access, free of charge, at: www.wtpartnership.comTenders or requests to participate must be submitted electronically via: www.wtpartnership.com

Additional information can be obtained from another address:

Official name: WT Partnership

Postal address: AMP House, Dingwall Road

Town: Croydon

NUTS code: UKI62 Croydon

Postal code: CR0 2LX

Country: United Kingdom

Contact person: Andrew Heath

E-mail: andrew.heath@wtpartnership.com**Internet address(es):**Main address: www.wtpartnership.com**I.4. Type of the contracting authority**

Body governed by public law

I.5. Main activity

Health

Section II: Object

II.1. Scope of the procurement

II.1.1. Title

FM Services Contract

II.1.2. Main CPV code

79993000 Building and facilities management services

II.1.3. Type of contract

Services

II.1.4. Short description

This contract is being issued by Camden and Islington NHS Foundation Trust (C and I) in compliance with Public Contracts Regulations 2015.

C and I will operate a procurement process following the Open Procedure.

The contract (or contracts for different lots) will be awarded to the successful supplier or suppliers on a fixed term basis of 5 years with the option to extend for two 12 month periods, subject to provisions for earlier termination as set out in the draft contract.

The contract is for the delivery of Hard FM maintenance to mechanical, electrical and security services and building fabric and the provision of soft services including catering, cleaning, security, portering including transport, waste management, linen and laundry, pest control and utility management.

Tendering is by lots with the most advantageous combination of lots being sought.

II.1.5. Estimated total value

Value excluding VAT: 46 970 000,00 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:

Lots will be combined in any permutation however lots 3 to 11 will be combined to go to a maximum of two suppliers. Bids for only one lot of lots 3 to 11 will not be accepted.

II.2. Description**II.2.1. Title**

Cleaning

Lot No: 3

II.2.2. Additional CPV code(s)

90910000 Cleaning services, 90911300 Window-cleaning services

II.2.3. Place of performance

NUTS code: UKI31 Camden and City of London

NUTS code: UKI43 Haringey and Islington

Main site or place of performance: As set out in tender documents.

II.2.4. Description of the procurement

Routine and reactive cleaning services.

Window cleaning.

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: 16 000 000,00 GBP

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

Duration in months: 60

This contract is subject to renewal: yes

Description of renewals:

2 12 month extension at the option of C and I.

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

II.2. Description

II.2.1. Title

Hard FM

Lot No: 1

II.2.2. Additional CPV code(s)

50700000 Repair and maintenance services of building installations, 50710000 Repair and maintenance services of electrical and mechanical building installations, 50610000 Repair and maintenance services of security equipment

II.2.3. Place of performance

NUTS code: UKI31 Camden and City of London

NUTS code: UKI43 Haringey and Islington

Main site or place of performance: As set out in the tender documents.

II.2.4. Description of the procurement

Planned and reactive maintenance to mechanical and electrical services and to internal and external building fabric.

Services include but are not limited to; Hot and Cold water, above ground drainage, steam boilers, heating and chilled water installations, ventilation and air conditioning, LV distribution, lighting and emergency lighting, Data networks, CCTV systems, Access control, Intruder detection and alarm, fire detection and alarm, generators, BMS and UPS. All internal and external building fabric to be maintained and kept in good functional and decorative order.

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: 13 500 000,00 GBP

II.2.7.

Duration of the contract, framework agreement or dynamic purchasing system

Duration in months: 60

This contract is subject to renewal: yes

Description of renewals:

2 12 month extensions at the option of C and I.

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

II.2. Description

II.2.1. Title

Catering

Lot No: 2

II.2.2. Additional CPV code(s)

50883000 Repair and maintenance services of catering equipment, 55500000 Canteen and catering services, 15894220 Hospital meals, 90910000 Cleaning services

II.2.3. Place of performance

NUTS code: UKI31 Camden and City of London

Main site or place of performance: As set out in tender documents.

II.2.4. Description of the procurement

- to provide meals for hospital patients and residents,
- to provide retail food and beverages to staff and visitors,
- to provide hospitality and function catering,
- to carry out maintenance of catering equipment,
- to carry out cleaning of kitchen, servery and restaurant areas.

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: 8 000 000,00 GBP

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

Duration in months: 60

This contract is subject to renewal: yes

Description of renewals:

2 12 month extension at the option of C and I.

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

II.2. Description

II.2.1. Title

Security

Lot No: 4

II.2.2. Additional CPV code(s)

79710000 Security services

II.2.3. Place of performance

NUTS code: UKI31 Camden and City of London

Main site or place of performance: As set out in tender documents.

II.2.4. Description of the procurement

To provide a full range of security services including guarding, patrols, monitoring of cctv, alarms and access control, management of key holders, and pin-point alarms, issue of access fobs and passes, car park management.

24/7 attendance required at St Pancras Hospital and Highgate Mental Health Hospital

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: 3 500 000,00 GBP

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

Duration in months: 60

This contract is subject to renewal: yes

Description of renewals:

2 12 month extensions at the option of C and I.

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

II.2. Description

II.2.1. Title

Waste Management

Lot No: 5

II.2.2. Additional CPV code(s)

90524100 Clinical-waste collection services, 90524200 Clinical-waste disposal services, 90524400 Collection, transport and disposal of hospital waste, 90500000 Refuse and waste related services, 90513000 Non-hazardous refuse and waste treatment and disposal services

II.2.3. Place of performance

NUTS code: UKI31 Camden and City of London

NUTS code: UKI43 Haringey and Islington

Main site or place of performance: As set out in tender documents.

II.2.4. Description of the procurement

Collection and removal of all waste including, domestic, food, recyclable and clinical. Service is to include provision of bags, sanitary bins etc.

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: 1 200 000,00 GBP

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

Duration in months: 60

This contract is subject to renewal: yes

Description of renewals:

2 12 month extension at the option of C and I.

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

II.2. Description

II.2.1. Title

Portering

Lot No: 6

II.2.2. Additional CPV code(s)

98341120 Portering services, 64122000 Internal office mail and messenger services

II.2.3. Place of performance

NUTS code: UKI31 Camden and City of London

NUTS code: UKI43 Haringey and Islington

Main site or place of performance: As set out in tender documents.

II.2.4. Description of the procurement

Scope to include delivery of patient food to wards, movement of pathology items between premises, delivery of emergency linen, collection of waste to central points, movement of goods within facilities, postal and postroom services.

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: 2 900 000,00 GBP

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

Duration in months: 60

This contract is subject to renewal: yes

Description of renewals:

2 12 month extension at the option of C and I.

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

II.2. Description

II.2.1. Title

Pest Control

Lot No: 7

II.2.2. Additional CPV code(s)

90922000 Pest-control services

II.2.3. Place of performance

NUTS code: UKI31 Camden and City of London

NUTS code: UKI43 Haringey and Islington

Main site or place of performance: As set out in tender documents.

II.2.4. Description of the procurement

Provision of a comprehensive pest control and management service including routine control and emergency call outs.

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: 185 000,00 GBP

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

Duration in months: 60

This contract is subject to renewal: yes

Description of renewals:

2 12 month extension at the option of C and I.

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

II.2. Description

II.2.1. Title

Grounds and Gardens

Lot No: 8

II.2.2. Additional CPV code(s)

77314000 Grounds maintenance services

II.2.3. Place of performance

NUTS code: UKI31 Camden and City of London

NUTS code: UKI43 Haringey and Islington

Main site or place of performance: As set out in tender documents.

II.2.4. Description of the procurement

Grounds maintenance service to provide safe and tidy environment and enhance brand image to include planned and reactive services for horticulture (including trees, shrubs, hedges, lawns and flower beds)and maintenance of external structures.

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: 510 000,00 GBP

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

Duration in months: 60

This contract is subject to renewal: yes

Description of renewals:

2 12 month extension at the option of C and I.

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

II.2. Description

II.2.1. Title

Laundry and Linen
Lot No: 9

II.2.2. Additional CPV code(s)

39518000 Hospital linen, 98311200 Laundry-operation services, 98310000 Washing and dry-cleaning services

II.2.3. Place of performance

NUTS code: UKI31 Camden and City of London
NUTS code: UKI43 Haringey and Islington
Main site or place of performance: As set out in tender documents.

II.2.4. Description of the procurement

Provision of clean and replacement linen including collection and delivery of hospital linen to include bed linen, nightwear and curtains.

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: 990 000,00 GBP

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

Duration in months: 60
This contract is subject to renewal: yes
Description of renewals:
2 12 month extension at the option of C and I.

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

II.2. Description

II.2.1. Title

Utilities
Lot No: 10

II.2.2. Additional CPV code(s)

71314200 Energy-management services

II.2.3. Place of performance

NUTS code: UKI31 Camden and City of London

NUTS code: UKI43 Haringey and Islington

Main site or place of performance: As tender documents.

II.2.4. Description of the procurement

To provide utility management service including up to date reports of usage, budgeting, a proactive approach to energy saving, providing information for cross charging, assistance with procurement and billing.

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: 185 000,00 GBP

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

Duration in months: 60

This contract is subject to renewal: yes

Description of renewals:

2 12 month extension at the option of C and I.

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

III.1. Conditions for participation**III.1.2. Economic and financial standing**

Selection criteria as stated in the procurement documents

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**

As set out in tender documents.

III.2.3.

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

Section IV: Procedure

IV.1. Description

IV.1.1. Type of procedure

Open procedure

IV.1.3. Information about a framework agreement or a dynamic purchasing system

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

Date: 03/07/2018 Local time: 12:00

IV.2.3. Estimated date of dispatch of invitations to tender or to participate to selected candidates

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)

IV.2.7. Conditions for opening of tenders

Date: 03/07/2018 Local time: 12:00

Place:

WT Partnership, AMP House, Dingwall Road, Croydon, CR0 2LX.

Information about authorised persons and opening procedure: WT Partnership on behalf of Camden and Islington NHS Foundation Trust.

Section VI: Complementary information

VI.1. Information about recurrence

This is a recurrent procurement: no

VI.3. Additional information

In the event that there is a substantive challenge to the procurement, and such a challenge is confined to a single lot, C&I reserves the right (to the extent that it is lawful to do so) to conclude a contract or contracts with the successful bidder or bidders in respect of the lot(s) that have not been challenged.

The Trust currently has a property portfolio of around 57 000 m², located across some 30 sites in the London Boroughs of Camden and Islington. The Trust's property portfolio is predominantly freehold, representing 50 % of the sites and 80 % of the accommodation. St Pancras Hospital represents 43 % of the Trust's entire portfolio.

In its Estates Strategy, the Trust has adopted the following long term objectives:

- a. To commence the redevelopment of St Pancras Hospital as the centre piece of the Trust's operations and service provision. This represents a fundamental once in a corporate lifetime opportunity for the Trust to best achieve its strategic objectives;
- b. Continued consolidation of the Community Estate in order to provide local services more efficiently from a smaller number of more efficient buildings; and
- c. To align estates requirements to the Trust's Clinical Strategy.

Additional information can be found here:

<https://www.candi.nhs.uk/about-us/plans-redevelop-our-facilities/three-redevelopment-options>

The Trust's plans in this respect are currently out Outline Business Case stage and awaiting approval. Subsequently, a Full Business Case will need to be prepared and approved and of course subject to planning and other appropriate consents.

These proposals are likely to have an effect on the amount of accommodation and or range of services required under the FM contract as the redevelopment of St Pancras Hospital and broader implementation of estates strategy takes place. This is likely to occur, or at least commence within the time frame of this contract. To the extent that it does, then the scope of the contract and/or the nature and/or extent of the estate to which the contract relates may be subject to modification. In such circumstances, the expected value of the contract may also change in order to reflect or to take into account any such matters. Because the Trust's plans are still in development and subject to approvals there remains uncertainty over the timing of these events. At the current time, it is anticipated that staged vacation of St Pancras Hospital could commence in Q2 2022. This remains subject to on-going consultation with regulators, successful appointment of a development partner and prior enabling works and accommodation changes to facilitate decant and relocation of services.

Note: To register your interest in this notice and obtain any additional information please visit the myTenders Web Site at https://www.mytenders.co.uk/Search/Search_Switch.aspx?ID=211700.

(MT Ref:211700).

VI.4. Procedures for review

VI.4.1. Review body

Official name: WT Partnership
Postal address: AMP House, Dingwall Road
Town: Croydon
Postal code: CR0 2LX
Country: United Kingdom
Telephone: +44 2086860431
Internet address: www.wtpartnership.com

VI.4.3. Review procedure

Precise information on deadline(s) for review procedures:

C and I will incorporate a minimum 10-calendar-day standstill period at the point information on the award of contract is communicated in accordance with Regulation 87 of the Public Contracts Regulations 2015. Any tenderer wishing to appeal the decision to award the contract, or after the award of the contract, shall have the rights set out in Part 3 of the Public Contract Regulations 2015.

VI.5. Date of dispatch of this notice

15/05/2018