

**United Kingdom-Newcastle upon Tyne: Accommodation services**

OJ S 118/2015 20/06/2015

Contract notice

Services

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

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**I.1. Name and addresses**

Official name: University of Northumbria at Newcastle

Postal address: Ellison Building

Town: Newcastle upon Tyne

Postal code: NE1 8ST

Country: United Kingdom

Contact person: Procurement Services

For the attention of: Stuart Alderson

E-mail: [stuart.alderson@northumbria.ac.uk](mailto:stuart.alderson@northumbria.ac.uk)

Telephone: +44 1912273749

**Internet address(es):**General address of the contracting authority: <http://www.northumbria.ac.uk>Address of the buyer profile: <http://www.northumbriaunitenders.org>**Additional information can be obtained from:**

Official name: University of Northumbria at Newcastle

Town: Newcastle upon Tyne

Postal code: NE1 8ST

Country: United Kingdom

Contact person: University of Northumbria at Newcastle

For the attention of: Stuart Alderson

E-mail: [stuart.alderson@northumbria.ac.uk](mailto:stuart.alderson@northumbria.ac.uk)

Telephone: +44 1912273749

Internet address: <http://www.northumbriaunitenders.org>**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**

Education

**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**

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

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

Total Facilities Management Services for Student Accommodation University of Northumbria at Newcastle.

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

Services

NUTS code

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

The notice involves a public contract

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

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

Suitably qualified and experienced companies are invited to express their interest in providing the aforementioned services to Northumbria University for a period of four years with an option to extend for a further period of two years. The Services will be delivered in and around the city of Newcastle upon Tyne in the northeast of England and will comprise of the University residential estate. The University residential estate comprises a number of owned and leased property assets located around the city campus. The estate comprises a diverse mix and age range of properties, offering shared bathrooms, en-suite and studio accommodation as well as self-catering and catered solutions, across 2 127 bedrooms. This represents the current portfolio position and the contractor is required to manage any future changes to the portfolio. The University is seeking to outsource a range of existing residential services to provide a more cost efficient and customer focussed service to drive continuous improvement and innovation as part of a 'Best in Class' model. The University wish to appoint a partner that will support an exceptional customer experience for all students and visitors and will work with Campus Services to support the Estate strategy and to develop the condition and standard of assets through the delivery of exceptional high quality and cost efficient services.

Northumbria University is setting out a radical vision for the future to significantly reposition itself to sit securely within the upper quartile of the UK higher education sector.

Northumbria will be known as a research-rich, business focussed professional university with a global reputation for academic excellence.

The University strategic vision 'Vision 2025' will bring change, seen as an opportunity but also a necessity. The University is entering a vastly challenging environment with greater competition and regulatory pressures, sector diversification, more rapid change and an uncertain outlook.

'Vision 2025' is underpinned by a 5 year corporate strategy that is measured against the following key strategic outcomes:

- Build Global reputation, market position and revenue streams
- Grow high quality research and use it to drive excellence in all of the University's activities
- Maximise student and stakeholder satisfaction
- Strengthen operational efficiencies and effectiveness and foster a culture of continuous improvement

The appointed supply partner will deliver total facility management Services that are aligned with supporting the University to achieve successful strategic outcomes, with particular focus on the following two key areas:

- Maximise student and stakeholder satisfaction
- Strengthen operational efficiencies and effectiveness and foster a culture of continuous improvement

TUPE will apply as applicable to all services included and any contracts concluded within the

tender as a result  
of this procurement.

The University is a charity within the meaning of Para 1 of Schedule 6 to the Finance Act 2010. Accordingly, the University is potentially exempt from taxation in respect of income or capital gains received within categories covered by sections 478-488 of the Corporation Tax Act 2010 (CTA 2010) (formerly enacted in Section 505 of the Income and Corporation Taxes Act 1988 (ICTA)) or section 256 of the Taxation of Chargeable Gains Act 1992 to the extent that such income or gains are applied to exclusively charitable purposes.

The University receives no similar exemption in respect of Value Added Tax. Any irrecoverable VAT allocated to tangible fixed assets is included in their cost. Irrecoverable VAT on inputs is included in the costs of such inputs.

Based on the current position there are expected to be employees transferring to the private sector providers on the TFM contract. The University is in the process of collating the relevant employee information as it currently stands for inclusion in the tender documents (appendix B). This information will be refreshed at the appropriate stages in the procurement process to reflect any changes in staff profile during the tender process and prior to transfer.

All the transferring staff (assuming there are no third party employees transferring) are currently members of the LGPS, but the University is not requiring the bidders as part of the procurement process or contractually to offer membership of the LGPS and to seek admitted body status in respect of the transferring staff. Bidders will be allowed to propose their own pension schemes as long as it meets any minimum statutory requirements and this will be clearly set out in the relevant tender documents.

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

98341000 Accommodation services, 98341100 Accommodation management services, 90911000 Accommodation, building and window cleaning services, 90911100 Accommodation cleaning services, 79993000 Building and facilities management services, 50700000 Repair and maintenance services of building installations, 51100000 Installation services of electrical and mechanical equipment, 50000000 Repair and maintenance services, 90500000 Refuse and waste related services, 79710000 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**

4 Year contract with 2 Year option.

Estimated value excluding VAT:

Range: between 9 822 240 and 12 277 800 GBP

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

Options: yes

Description of options: 1 x 24 months.

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

This contract is subject to renewal: yes

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

Duration in months: 48 (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 University reserves the right to require deposits, guarantees or other forms of security. Further details of any such requirements will be set out in the tender documents.

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

Further details will be set out in the tender documents.

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

The University reserves the right to require groupings of providers to take a particular legal form or to require a single provider to take primary liability, require each party to undertake joint or several liability or otherwise require a particular entity to be responsible for the provision of certain services in accordance with Regulation 63 of the Public Contracts Regulations 2015. If relevant, further details will be set out in the tender documents.

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

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

Description of particular conditions: Providers may be asked to actively participate in the achievement of social and/or environmental policy objectives. Accordingly, contract conditions (including any relevant specifications) may relate in particular to social and/or environmental considerations.

### **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: In accordance with Regulations 56 to 65 and other relevant provisions of the Public Contracts Regulations 2015 and as set out in the pre-qualification questionnaire (PQQ).

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

List and brief description of conditions: In accordance with Regulation 56 to 65 and other relevant provisions of the Public Contracts Regulations 2015 and as set out in the PQQ.

Minimum level(s) of standards possibly required: All applicants must provide the financial information requested in the PQQ. Evaluation of economic and financial standing (including any minimum standards) and will be determined by the University as set out in the PQQ.

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

List and brief description of conditions:

In accordance with Regulation 56 to 65 and other relevant provisions of the Public Contracts Regulations 2015 and as set out in the PQQ.

Minimum level(s) of standards possibly required:

As set out in the pre-qualification documents.

#### **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**

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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: In accordance Regulation 65 and other relevant provisions of the Public Contracts Regulations 2015 and in accordance with the process set out in the Pre-qualification documents.

#### **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**

T14/3451

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

no

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

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

20.7.2015 - 15:00

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

3.8.2015

#### **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**

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**

'University of Northumbria at Newcastle is not a public body within the meaning of the Public Contracts Regulations 2015 (Directive 2014/24/EU) and is not subject to the European procurement legislation. Where the University advertises contracts in the Official Journal of the European Union, it does so on a voluntary basis and does not undertake any obligation to comply with the procurement legislation'. The contract start date subject to change will be 17.2.2016.

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

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

Official name: University of Northumbria at Newcastle

Postal address: Sutherland Building

Town: Newcastle upon Tyne

Postal code: NE1 8ST

Country: United Kingdom

E-mail: [stuart.alderson@northumbria.ac.uk](mailto:stuart.alderson@northumbria.ac.uk)

Telephone: +44 1912273749

Internet address: <http://www.northumbria.ac.uk>

##### **Body responsible for mediation procedures**

Official name: University of Northumbria at Newcastle

Postal address: Sutherland Building

Town: Newcastle upon Tyne

Postal code: NE1 8ST

Country: United Kingdom

E-mail: [fi.procurement@northumbria.ac.uk](mailto:fi.procurement@northumbria.ac.uk)

Telephone: +44 1912274334

Internet address: <http://www.northumbria.ac.uk>

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

Precise information on deadline(s) for review procedures: The Public Contracts Regulations 2015 provide aggrieved parties who have been harmed or are at risk of harm by a breach of the Regulations to take action in the High Court (England, Wales and Northern Ireland). The Regulations set out the requirements on information to be provided and procedures to be followed by the contracting authority prior to award of the contract and on bringing proceedings for breaches or alleged breaches of the Regulations.

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

Official name: Royal Courts of Justice  
Postal address: The Strand  
Town: London  
Postal code: WC2A 2LL  
Country: United Kingdom  
E-mail: [comct.registry@hmcourts-service.gsi.gov.uk](mailto:comct.registry@hmcourts-service.gsi.gov.uk)  
Telephone: +44 2079476112  
Internet address: <http://www.hmcourts-service.gov.uk>

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

17.6.2015