

**United Kingdom-Birmingham: Real estate services**  
**OJ S 245/2014 19/12/2014**  
**Contract notice**  
**Services**

**Directive 2004/18/EC**

**Section I: Contracting authority**

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**I.1. Name and addresses**

Official name: University Hospitals Birmingham  
Postal address: Procurement, University Hospitals Birmingham NHS Foundation Trust, Kings Norton Business Centre, 32-34 Melchett Road  
Town: Birmingham  
Postal code: B30 3HG  
Country: United Kingdom  
For the attention of: Miss Helen Spiers  
E-mail: [helen.spiers@uhb.nhs.uk](mailto:helen.spiers@uhb.nhs.uk)  
Telephone: +44 1216272197

**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**

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**II.1. Description**

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

Premises in Birmingham and Solihull.

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

Services

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

Main site or place of performance: Birmingham.

NUTS code UKG West Midlands (England)

**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**

**Duration of the framework agreement**

Duration in years: 5

In the case of framework agreements, provide justification for any duration exceeding 4 years:

Long term lease and property/building management services.

**II.1.5.**

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

The Trust has a requirement to lease 6 different premises across Birmingham and Solihull to service an integrated Sexual Health contract. We are conducting a procurement exercise to secure these properties and the procurement of the services for the fit-out and managed services.

Properties and associated services are required in the following areas:

Lot 1. Solihull,

Lot 2. Erdington,

Lot 3. Northfield,

Lot 4. East Birmingham,

Lot 5. Chelmsley Wood,

Lot 6. Handsworth/Perry Barr.

1 or more lots may be bid for.

Interested suppliers must register on the ProContract e-procurement system at: <https://www.supplying2nhs.com/procontract/healthservice/supplier.nsf>

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

70000000 Real estate services

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

The procurement is covered by the Government Procurement Agreement: no

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

This contract is divided into lots: yes

Tenders may be submitted for one or more lots

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

Variants will be accepted: yes

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

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

The Trust requires properties to lease in 6 locations across Birmingham and Solihull in order to service an integrated Sexual Health contract.

The anticipated operational date of the properties is July 2015.

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

Options: yes

Description of options: The Trust may award to 1 or multiple suppliers and the period of the framework is anticipated to be for 60 months.

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

This contract is subject to renewal: yes

Number of possible renewals: 2

In the case of renewable supplies or service contracts, estimated timeframe for subsequent contracts:

in months: 12 (from the award of the contract)

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

Duration in months: 60 (from the award of the contract)

Information about lots

Lot No: 1

Lot title: Solihull

**1) Short description**

Lease of property and associated services in a central Solihull location.

**2) CPV code(s)**

70000000 Real estate services

**3) Quantity or scope**

**4) Indication about different time frame or duration**

**5) Additional information about lots**

Lot No: 2

Lot title: Erdington

**1) Short description**

Lease of property and associated services in a central Erdington location.

**2) CPV code(s)**

70000000 Real estate services

**3) Quantity or scope**

**4) Indication about different time frame or duration**

**5) Additional information about lots**

Lot No: 3

Lot title: Northfield

**1) Short description**

Lease of property and associated services in a central Northfield location.

**2) CPV code(s)**

70000000 Real estate services

**3) Quantity or scope**

**4) Indication about different time frame or duration**

**5) Additional information about lots**

Lot No: 4

Lot title: East Birmingham

**1) Short description**

Lease of property and associated services in a central East Birmingham location.

**2) CPV code(s)**

70000000 Real estate services

**3) Quantity or scope**

**4) Indication about different time frame or duration**

**5) Additional information about lots**

Lot No: 5

Lot title: Chelmsley Wood

**1)**

**Short description**

Lease of property and associated services in a central Chelmsley Wood location.

**2) CPV code(s)**

70000000 Real estate services

**3) Quantity or scope****4) Indication about different time frame or duration****5) Additional information about lots**

Lot No: 6

Lot title: Handsworth/Perry Barr

**1) Short description**

Lease of property and associated services in a central Handsworth/Perry Barr location.

**2) CPV code(s)**

70000000 Real estate services

**3) Quantity or scope****4) Indication about different time frame or duration****5) Additional information about lots****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**

Performance Bonds, bank guarantees may be required.

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

Revenue.

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

Joint and Several liability.

**III.1.4. Contract performance conditions**

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

Description of particular conditions: Any contract awarded will be subject to the Authority's Conditions of Contract.

**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: Any supplier may be disqualified who:

(a) is bankrupt or is being wound up, where his affairs are being administered by the court, where he has entered into an arrangement with creditors, where he has suspended business activities or is in any analogous situation arising from a similar procedure under national laws and regulations;

- (b) is the subject of proceedings for a declaration of bankruptcy, for an order compulsory winding up the administration by the court or of an arrangement with creditors or of any other similar proceedings under national laws and regulations;
- (c) has been convicted by a judgement which has the force of res judicata in accordance with the legal provisions of the country of any offence concerning his professional conduct;
- (d) has been guilty of grave professional misconduct proven by any means which the contract authorities can demonstrate;
- (e) has not fulfilled obligations relating to the payment of social security contributions in accordance with the legal provisions of the country in which he is established or with those of the country of the contracting authority;
- (f) has not fulfilled obligations relating to the payment of taxes in accordance with the legal provisions of the country in which he is established or with those of the country of the contracting authority;
- (g) is guilty of serious misrepresentation in supplying the information required under this Section or has not supplied such information;
- (h) has been the subject of a conviction for participation in a criminal organization, as defined in Article 2(1) of Council Joint Action 98/733/JHA;
- (i) has been the subject of a conviction for corruption, as defined in Article 3 of the Council Act of 26.5.1972 and Article 3(1) of Council Joint Action 98/742/JHA3 respectively;
- (j) has been the subject of a conviction for fraud within the meaning of Article 1 of the Convention relating to the protection of the financial interests of the European Communities;
- (k) has been the subject of a conviction for money laundering, as defined in Article 1 of Council Directive 91/308/EEC of 10.6.1991 on prevention of the use of the financial system for the purpose of money laundering.

Interested suppliers should complete the relevant financial information in the tender documents that can be found on the supplying2nhs e-portal.

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

- List and brief description of conditions:
- (a) appropriate statements from banks or, where appropriate, evidence of relevant professional risk indemnity insurance;
  - (b) the presentation of balance-sheets or extracts from the balance-sheets, where publication of the balance-sheet is required under the law of the country in which the economic operator is established;
  - (c) a statement of the undertaking's overall turnover and, where appropriate, of turnover in the area covered by the contract for a maximum of the last 3 financial years available, depending on the date on which the undertaking was set up or the economic operator started trading, as far as the information of these turnovers is available.

As per the tender documents on the supplying2nhs portal.

Minimum level(s) of standards possibly required: As per the tender documents on the supplying2nhs portal.

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

List and brief description of conditions:

- (b) a list of the principal deliveries effected or the main services provided in the past 3 years, with the sums, dates and recipients, whether public or private, involved. Evidence of delivery and services provided shall be given: — where the recipient was a contracting authority, in the form of certificates issues or countersigned by the competent authority, — where the recipient was a private purchaser, by the purchaser's certification or, failing this, simply by a declaration by the economic operator;
- (c) an indication of the technicians or technical bodies involved, whether or not belonging

directly to the economic operator's undertaking, especially those responsible for quality control and, in the case of public works contracts, those upon whom the contractor can call in order to carry out the work;

(e) where the products or services to be supplied are complex or, exceptionally, are required for a special purpose, a check carried out by the contracting authorities or on their behalf by a competent official body of the country in which the supplier or service provider is established, subject to that body's agreement, on the production capabilities of the supplier or the technical capacity of the service provider and, if necessary, on the means of study and research which are available to it and the quality control measures it will operate;

(f) the educational and professional qualifications of the service provider or contractor and/or those of the undertaking's managerial staff and, in particular, those of the person or persons responsible for providing the services or managing the work;

(g) for public works contracts and public services contracts, and only in appropriate cases, and indication of the environmental management measures that the economic operator will be able to apply when performing the contract;

(h) a statement of the average annual manpower of the service provider or contractor and the number of managerial staff for the last 3 years;

(i) a statement of the tools, plant or technical equipment available to the service provider or contractor for carrying out the contracts;

(j) an indication of the proportion of the contract which the services provider intends possibly to subcontract;

(k) with regard to the products to be supplied: (i) samples, descriptions and/or photographs, the authenticity of which must be certified if the contracting authority so request; (ii) certificates drawn up by official quality control institutes or agencies of recognized competence attesting the conformity of products clearly identified by references to specifications or standards.

As per the tender documents on the supplying2nhs portal.

Minimum level(s) of standards possibly required:

As per the tender documents on the supplying2nhs portal.

#### **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**

Open

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

##### **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**

9RTH-WXXXU7

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

no

**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: 19.1.2015 - 13:00

Payable documents: no

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

26.1.2015 - 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**

until: 26.1.2015

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

Date: 26.1.2015 - 13:30

**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**

The contracting authority considers that his contract may be suitable for economic operators that are small or medium enterprises (SME's). However, any selection of tenderers will be based solely on the criteria set-out for the procurement of this contract(s). University Hospitals Birmingham NHS Foundation Trust promotes equal opportunity.

Any contracts awarded will commence following a full evaluation of tenders submitted and subsequent award observing an Alcatel style Standstill Period.

Potential Providers should note that the Trust will be following a process analogous to the Open Procedure in line with Part A services in Annex II.

Interested suppliers must register on the ProContract e-procurement system at: <https://www.supplying2nhs.com/procontract/healthservice/supplier.nsf> to take part in the process.

The tender documents should be downloaded, completed and submitted by the deadline.

**VI.4. Procedures for review**

**VI.4.1. Review body**

**VI.4.2. Review procedure**

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

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

16.12.2014