

**United Kingdom-Cambridgeshire: Building and facilities management services**

OJ S 220/2018 15/11/2018

Contract notice

Services

**Legal Basis:**

Directive 2014/24/EU

**Section I: Contracting authority**

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**I.1. Name and addresses**

Official name: Cambridgeshire Community Services NHS Trust

Postal address: 3, The Meadow, Meadow Ln

Town: Cambridgeshire, Saint Ives

NUTS code: UK United Kingdom

Postal code: PE27 4LG

Country: United Kingdom

Contact person: Anne Foley

E-mail: [tenders.ccsprocurement@nhs.net](mailto:tenders.ccsprocurement@nhs.net)

Telephone: +44 2075588875

**Internet address(es):**Main address: <http://www.cambscommunityservices.nhs.uk>**I.3. Communication**The procurement documents are available for unrestricted and full direct access, free of charge, at: <https://eoecph.bravosolution.co.uk>

Additional information can be obtained from the abovementioned address

Tenders or requests to participate must be submitted electronically via: <https://eoecph.bravosolution.co.uk>

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**

The Provision of Strategic Asset Management Services for Cambridgeshire Community Services NHS Trust and Cambridgeshire and Peterborough Foundation Trust

Reference number: Project\_18780

**II.1.2. Main CPV code**

79993000 Building and facilities management services

**II.1.3. Type of contract**

Services

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

Cambridgeshire Community Services NHS Trust, working in collaboration with Cambridgeshire and Peterborough Foundation Trust are seeking to establish a Framework Agreement through the competitive dialogue process with the intent to award the Framework Agreement to a single provider for strategic asset management services, which is predominantly Hard FM Services with some Soft FM Services and other incremental options, for use by the Trusts initially calling off of the framework but also available for other UK public sector bodies, which include NHS bodies and local authorities. As part of this framework, the Trust wishes to include a number of related non-exclusive incremental services, which may be called off at some point during the life of the framework and also to provide similar call-off contract opportunities to other authorities identified on this Contract Notice in respect of their Hard FM, asset management and incremental services needs as defined from time to time.

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

Value excluding VAT: 500 000 000,00 GBP

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

This contract is divided into lots: no

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

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

19231000 Linen, 45453100 Refurbishment work, 50400000 Repair and maintenance services of medical and precision equipment, 50700000 Repair and maintenance services of building installations, 50710000 Repair and maintenance services of electrical and mechanical building installations, 55000000 Hotel, restaurant and retail trade services, 64100000 Post and courier services, 70110000 Development services of real estate, 70320000 Land rental or sale services, 70330000 Property management services of real estate on a fee or contract basis, 70331000 Residential property services, 70332000 Non-residential property services, 70332100 Land management services, 70332200 Commercial property management services, 71000000 Architectural, construction, engineering and inspection services, 71247000 Supervision of building work, 71311300 Infrastructure works consultancy services, 71313450 Environmental monitoring for construction, 71314000 Energy and related services, 71314200 Energy-management services, 71314300 Energy-efficiency consultancy services, 71315210 Building services consultancy services, 71315300 Building surveying services, 71315400 Building-inspection services, 71317200 Health and safety services, 71324000 Quantity surveying services, 71410000 Urban planning services, 71500000 Construction-related services, 71510000 Site-investigation services, 71520000 Construction supervision services, 71530000 Construction consultancy services, 71541000 Construction project management services, 72212420 Facilities management software development services and software development services suite, 72212421 Facilities management software development services, 72253000 Helpdesk and support services, 72514000 Computer facilities management services, 72514300 Facilities management services for computer systems maintenance, 77314000 Grounds maintenance services, 79710000 Security services, 79993000 Building and facilities management services, 79994000 Contract administration services, 79995100 Archiving services, 79996100 Records management, 90712000 Environmental planning, 90713000 Environmental issues consultancy services, 90911000 Accommodation, building and window cleaning services, 90911300 Window-cleaning services, 90922000 Pest-control services, 98341120 Portering services, 98351000 Car park management services

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

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

Instead of tendering for a new service provider in the simplest form i.e. to deliver standard Hard and Soft FM Services, the authorities have decided to create a strategic asset management approach to delivering this contract as a single supplier framework, where the intention is to enter into a call-off contract for a strategic partnership with a preferred framework partner for a long term arrangement, where all services under the banner of Hard FM, Soft FM and asset management might be included. It is intended that this framework would be open to local STP and other trusts or public sector bodies in England, however this is subject to the Authority agreeing access to the framework that is in line with its own strategic needs and purposes to facilitate and deliver services as required. In addition to this long term arrangement, there are multiple incremental options, which the Authorities will define during this procurement process, which may be utilised in the future across the Authorities or via other associated public sector organisations who might need the services and support of this framework, and as agreed with the Authorities from time to time. Included in the strategic approach are a set of vested contract principles designed to facilitate and develop a true partnership approach, such as the ability for the preferred partner to “earn” additional years of the contract relationship through over performance and exceeding expectations from the core contract minimum standards. The two Authorities (CCST and CPFT) and their associated site information and data, will be utilised during the procurement process to enable the trust to call off from the framework on day 1 of the framework contract going live. There will be incremental options that the trust wishes to exercise and draw down from the preferred partner during the life of the agreement, however the bidders' solutions to the Trust's requirements will be developed through the dialogue process. The high level non-core and incremental options to form part of this overall framework service offering include;

- strategic hard facilities management services,
- soft facilities management services,
- property management services,
- hotel services,
- supply chain services,
- supplier management — service contracts including PFI,
- development support consultancy,
- property development support,
- management of capital projects and programmes,
- management of small works projects,
- energy and waste management services,
- specialist sustainability advice and support,
- specialist service support,
- backlog maintenance,
- investment capability,
- authorising engineers,
- benchmarking,
- estates compliance management,
- partnering — Joint Venture (JV).

In respect of Partnering in a JV with the Authorities, there's an expectation that there might be risk sharing, investment, responsibility and reward in operating the services and potentially seeking new commercial opportunities to provide services to third party customers. The

Authority, and any subsequent call off Authority, reserves the right to novate or assign any call-off contracts entered into to any subsidiary body established by the Authority to manage or co-ordinate their FM, Asset or development services requirements.

Consortium bids are accepted but the Authority may require the consortium to nominate a prime contractor and provide an appropriate form of company guarantee if required. Call-Off agreements under the framework may result in TUPE. Further information about TUPE which may apply to the Authorities proposed initial Call-Off Contract will be provided to bidders shortlisted to participate in the tender stages of the procedure. The Authority will seek to recover the costs incurred in the establishment and management of this Framework. This obligation is met by means of a Retrospective Rebate which will be payable by the service providers to the Authority based on the total turnover of business conducted by them under the framework.

**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**

**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**

Maximum number: 6 Objective criteria for choosing the limited number of candidates:

Please refer to tender documentation

**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**

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**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

**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 a single operator

### **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: 13/12/2018 Local time: 10:00

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

Date: 04/01/2019

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

English

## **Section VI: Complementary information**

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### **VI.1. Information about recurrence**

This is a recurrent procurement: no

### **VI.3. Additional information**

In respect of the OJEU value as stated in this notice, this is based on the full life expectancy of the framework in the event a number of other public sector organisations intend to use this framework, and is not a guarantee of business.

Additional information relating to the Retrospective Rebate, for the avoidance of doubt, any rebate arising from the income generated by the CCST or CPFT, is not likely to be applicable. Only income generated from other contracting authorities will be subject to the Retrospective Rebate.

This rebate will be at a rate of 1 % and shall be payable on a quarterly basis. The Authority will request management information on a quarterly basis from the service providers prior to raising an invoice for payment.

CCST is the legal entity that will enter into the Framework Agreement with the successful bidder. Please refer to the Memorandum of Information (MOI) that forms part of the standard selection questionnaire tender pack for more detailed information in terms of how CCST and CPFT will collaborate for the purposes of this tender.

The following Contracting Authorities (including any future successor organisation(s) to the functions exercised by any such organisations) are entitled to place Call-Off Contracts:

— the National Health Service Commissioning Board (known as NHS England) and all bodies hosted by The National Health Service Commissioning Board; <http://www.nhs.uk/servicedirectoriest/pages/nhstrustlisting.aspx> and

— any other Health Service Body as defined at section 9 National Health Service Act 2006, including but not limited to any:

(i) Clinical Commissioning Group; <http://www.nhs.uk/ServiceDirectories/Pages/CCGListing.aspx>

(ii) NHS Trust; <http://www.nhs.uk/servicedirectoriest/pages/nhstrustlisting.aspx>

(iii) Special Health Authority; <http://www.nhs.uk/ServiceDirectories/Pages/SpecialHealthAuthorityListing.aspx>

(iv) The Care Quality Commission; [www.cqc.org.uk](http://www.cqc.org.uk)

(v) National Institute for Health Care Excellence, known as NICE; <https://www.nice.org.uk/>

(vi) NHS Digital (The Health and Social Care Information Centre); <https://digital.nhs.uk/>

(viii) relevant Welsh health service bodies; <http://www.wales.nhs.uk/nhswalesaboutus/structure>

— NHS Foundation Trusts <https://www.gov.uk/government/publications/nhs-foundation-trust-directory/nhs-foundation-trust-directory>

— Academic Health Science Networks; <https://www.england.nhs.uk/ourwork/part-rel/ahsn/>

— NHS Improvement; <https://improvement.nhs.uk/>

— Health Education England including Local Education and Training Boards (LETB) constituted as committees of Health Education England; <https://hee.nhs.uk/>

— NHS Health Research Authority; <http://www.hra.nhs.uk/>

— the Department of Health; <https://www.gov.uk/government/organisations/department-of-health>

— executive agencies of the Department of Health including but not limited to Public Health England, the Medicines and Healthcare Products Regulatory Agency and the National Institute of Health Research; <https://www.gov.uk/government/organisations>

— Arms-Length Bodies of the Department of Health not otherwise listed above including but not limited to NHS Blood and Transplant, NHS Business Services Authority, NHS Litigation Authority, Human Fertilisation and Embryology Authority, and the Human Tissue Authority; <https://www.gov.uk/government/publications/arms-length-bodies/our-arms-length-bodies>

— all Local Authorities, as defined under section 1 the Local Government Act 2000 including Health and Well Being Boards established by any Local Authority; and <https://www.lgbce.org.uk/records-and-resources/local-authorities-in-england>

— County Councils <http://www.countycouncil.org.uk/>

Further information about the structure and approach of this procurement can be found in the procurement documentation via the portal.

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

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

Official name: Cambridgeshire Community Services NHS Trust

Postal address: 3, The Meadow, Meadow Ln

Town: Cambridgeshire, Saint Ives

Postal code: PE27 4LG

Country: United Kingdom

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

12/11/2018