

This notice in TED website: <https://ted.europa.eu/udl?uri=TED:NOTICE:146887-2019:TEXT:EN:HTML>

**United Kingdom-Belfast: Property management services of real estate on a fee or contract basis
2019/S 063-146887**

Contract notice

Services

Legal Basis:

Directive 2014/24/EU

Section I: Contracting authority

I.1) Name and addresses

Northern Ireland Policing Board
PO Box 401
Belfast
BT1 2AD
United Kingdom
Contact person: Procurement Operations Branch
Telephone: +44 2890816555
E-mail: construct.info@finance-ni.gov.uk
NUTS code: UK

Internet address(es):

Main address: <https://etendersni.gov.uk/epps/cft/prepareViewCfTWS.do?resourceId=2138641>
Address of the buyer profile: <https://etendersni.gov.uk/epps/cft/prepareViewCfTWS.do?resourceId=2138641>

I.2) Information about joint procurement

The contract is awarded by a central purchasing body

I.3) Communication

The procurement documents are available for unrestricted and full direct access, free of charge, at: <https://etendersni.gov.uk/epps/cft/prepareViewCfTWS.do?resourceId=2138641>
Additional information can be obtained from the abovementioned address
Tenders or requests to participate must be submitted electronically via: <https://etendersni.gov.uk/epps/cft/prepareViewCfTWS.do?resourceId=2138641>
Tenders or requests to participate must be submitted to the abovementioned address
Electronic communication requires the use of tools and devices that are not generally available. Unrestricted and full direct access to these tools and devices is possible, free of charge, at: <https://etendersni.gov.uk/epps>

I.4) Type of the contracting authority

Ministry or any other national or federal authority, including their regional or local subdivisions

I.5) Main activity

Public order and safety

Section II: Object

II.1) Scope of the procurement

II.1.1) Title:

PSNI:2138641 — Property Management Services for Police Service of Northern Ireland

II.1.2) **Main CPV code**

70330000

II.1.3) **Type of contract**

Services

II.1.4) **Short description:**

The service provider is required to deliver the client's estate management strategy for the continued development of the PSNI's buildings and facilities under the following service areas: security, health and safety, audit, financial control and management, contracts management, help desk, property management, maintenance, micro works, projects, energy and utilities management, completion and settlement and variable services. The contract will be awarded on the basis of best price quality ratio and use the narrow average, price scoring mechanism.

II.1.5) **Estimated total value**

Value excluding VAT: 16 500 000.00 GBP

II.1.6) **Information about lots**

This contract is divided into lots: no

II.2) **Description**

II.2.1) **Title:**

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

70332200

71541000

II.2.3) **Place of performance**

NUTS code: UKN

II.2.4) **Description of the procurement:**

The service provider is required to deliver the client's estate management strategy for the continued development of the PSNI's buildings and facilities under the following service areas: security, health and safety, audit, financial control and management, contracts management, help desk, property management, maintenance, micro works, projects, energy and utilities management, completion and settlement and variable services. The contract will be awarded on the basis of best price quality ratio and use the narrow average, price scoring mechanism.

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: 16 500 000.00 GBP

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

Duration in months: 36

This contract is subject to renewal: yes

Description of renewals:

There will be the option for 2 further 1 year extensions to the contract at the sole discretion of the Contracting Authority.

II.2.10) **Information about variants**

Variants will be accepted: no

II.2.11) **Information about options**

Options: no

II.2.12) **Information about electronic catalogues**

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.1.1) **Suitability to pursue the professional activity, including requirements relating to enrolment on professional or trade registers**

List and brief description of conditions:

In order for an economic operator to be eligible to participate in this procurement the economic operators team must hold the qualifications and professional membership(s) as set out in the scope at Schedule 2.1-T staff competency matrix key persons.

III.1.2) **Economic and financial standing**

List and brief description of selection criteria:

Contractors/consultants are required to have registered status on Constructionline or complete Form TPMSS1A. Suppliers should have the minimum category value of (3 300 000,00 GBP) in at least 1 of the Constructionline categories specified below.

Project management — APM, RICS — Project Management — 71541000-2.

General practice surveying — RICS — Building estate management — 70330000-3.

If the economic operator is a group of economic operators, then the lead enterprise for the group must have a minimum category value of at least 40 % — [1 320 000,00 GBP] and the sum of each member's category values must be equal to or greater than the category value set out above.

Minimum level(s) of standards possibly required:

Public liability insurance [10 000 000 GBP].

Employer's Liability Insurance [10 000 000 GBP].

Professional indemnity insurance [5 000 000,00 GBP].

III.1.3) **Technical and professional ability**

List and brief description of selection criteria:

The work category is not intended to be used to determine the relevance of the economic operator's experience — this will be assessed as part of the minimum standards and quality criteria of the online Call for Tender (CfT) questionnaire on the eTendersNI portal.

Minimum level(s) of standards possibly required:

Refer to the ITEO, IPD documents.

III.1.5) **Information about reserved contracts**

III.2) **Conditions related to the contract**

III.2.1) **Information about a particular profession**

III.2.2) **Contract performance conditions:**

The economic operators' performance on this contract will be regularly monitored. As part of its contract management procedures, the Contracting Authority will use the protocol for managing poor supplier performance contained in Procurement Guidance Note PGN 01/12 — Contract management principles and procedures: [https://www.financeni... gov.uk/publications/procurement-guidance-note-0112-contract-management-principles-and-procedures](https://www.financeni.gov.uk/publications/procurement-guidance-note-0112-contract-management-principles-and-procedures)

If an economic operator has received more than one current notice of written warning or a notice of unsatisfactory performance, the Contracting Authority at its discretion can consider an economic operator's exclusion from future procurements, being undertaken on behalf of bodies covered by the Northern Ireland Public Procurement Policy (NIPP), for a minimum period of 12 months or 3 years respectively. A list of bodies subject to NIPP can be viewed at <https://www.finance-ni.gov.uk/articles/list-public-bodies-which-ni-public-procurement-policy-applies>

III.2.3) **Information about staff responsible for the performance of 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.1.4) **Information about reduction of the number of solutions or tenders during negotiation or dialogue**

IV.1.6) **Information about electronic auction**

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.2.1) **Previous publication concerning this procedure**

Notice number in the OJ S: [2019/S 035-078740](#)

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

Date: 14/06/2019

Local time: 15:00

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**

Tender must be valid until: 12/09/2019

IV.2.7) **Conditions for opening of tenders**

Date: 14/06/2019

Local time: 15:30

Place:

ETendersNI electronic tendering system.

Information about authorised persons and opening procedure:

Authorised users within CPD Procurement Operations Branch (POB) — Department of Finance (DoF) Northern Ireland.

Section VI: Complementary information

VI.1) **Information about recurrence**

This is a recurrent procurement: no

VI.2) **Information about electronic workflows**

VI.3) **Additional information:**

CPD, in its capacity as a central purchasing body, is administering this procurement on behalf of the Contracting Authority.

The Contracting Authority expressly reserves the right not to award any contract/Framework Agreement as a result of the procurement process commenced by publication of this notice or to cancel the procurement at any stage; and to make whatever changes it may see fit to the content and structure of the tendering competition and in no circumstances will the Authority be liable for any costs incurred by economic operators or candidates. Any expenditure, work or effort undertaken prior to contract award is accordingly at the sole risk of the economic operator or candidate participating in this procurement process. This project will be used to progress the Government's wider social, economic and environmental objectives. No business whatsoever is guaranteed under any resulting Framework Agreement or contract indeed there is no guarantee that any Framework Agreement or contract will be put in place in relation to this notice. No compensation etc. will be paid if a contract or Framework Agreement is withdrawn for any reason. Economic operators should take part in this process only on the basis that they fully understand and accept this position.

VI.4) **Procedures for review**

VI.4.1) **Review body**

Department of Finance, Construction and Procurement Delivery CPD
303 Airport Road
Belfast
BT3 9ED
United Kingdom

VI.4.2) **Body responsible for mediation procedures**

VI.4.3) **Review procedure**

Precise information on deadline(s) for review procedures:

This procurement is governed by the Public Contracts Regulations 2015 and provides for economic operators who have suffered, or who risk suffering, loss, or damage, as a consequence of an alleged breach of the duty owed in accordance with Regulation 91 to start proceedings in the High Court. A standstill period will commence at the point information on the award of the contract is communicated to tenderers. That notification will provide information on the award decision. The standstill period, which will be for a minimum of 10 calendar days, provides time for unsuccessful tenderers to challenge the award decision before the contract is entered into.

VI.4.4) **Service from which information about the review procedure may be obtained**

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

26/03/2019