

EXPRESSION OF INTEREST FOR THE PROVISION OF FM SERVICES ON BEHALF OF UK RESEARCH AND INNOVATION - BRITISH GEOLOGICAL SURVEY (BGS) PREMISES

General Overview

Scope

The British Geological Survey's Hard Services contract is due to expire in the near future, therefore the purpose of this tender is for appoint via the Open OJEU route to market a new Hard Services Contract. We intend to let the new contract on a 3 year contract. The estimated value of this contract, for all sites, to include all planned maintenance work as well as the ad hoc work that will be budget dependant is £3.85 million.

Outcomes of the Supplier Day

The British Geological Survey are looking to re-tender their Hard FM services requirement but would like to get closer to the marketplace to help define their business requirements, specification and contracting strategy. Equally, The British Geological Survey want to collaborate with suppliers by sharing these business requirements at an early stage and actively seeking supplier feedback.

Accordingly, a supplier day will be held on Tuesday 25th September 2018 at the Keyworth Site. The representatives look forward to discussing how potential suppliers can add value to this important area and thereby helping us to deliver frontier science. The day will consist of a presentation by The British Geological Survey followed by an opportunity for suppliers to discuss this with the Contracting authority.

These visits will give potential suppliers the opportunity to attend the site and to discuss with the FM team from The British Geological Survey the proposed scope and deliverables of this contract.

This contract will be made of the following site, both covering planned and reactive maintenance, to help bidders identify an outline of these requirements and a short brief of the services can be seen below. These are the services to which The British Geological Survey are looking for suppliers to provide value and innovation.

Activities:

- Planned Preventative Maintenance in accordance with SFG20
- Reactive Repairs to both the fabric and mechanical & electrical systems in accordance with SFG20.
- Project Management. There is a requirement for a Project Management service to support the in-house teams
- Attendance at meetings:
 1. Weekly SLA Meetings
 2. Monthly Finance and Contract Review meetings.
 3. Quarterly QHSE Meetings / Auditing

- Management of sub-contractors on site

Hours of operation

Monday – Friday (excluding bank holidays) 07:00 – 19:00. Outside of these hours including bank holidays and weekends the sites will be covered remotely by an on-call engineer.

The In-House team manages the central Helpdesk and the CAFM system that BGS will continue to work to. The M&E contractor will be required to work within that system regardless of any contractor systems they may use.

The Estate is varied and consists of offices, laboratories, library, national archives, engineering workshops and server rooms.

The contract is served by the following contract team:-

The site is currently maintained with the following staff all based at the Keyworth site:

- 1 Site Manager
- 5 Engineers (including a supervisor) who are all based at and serve the Keyworth site
- Mobile engineers for the sites other than Keyworth
- 1 Project Manager
- 1 Project Supervisor
- 1 Administration

Details of the sites are as follows:-

Headquarters – Keyworth, Nottingham

BGS Headquarters is located on a 28 acre site which includes 15 building of various ages dating back from 1970s to 2012 and covering some 32,200 square metres.

The site consists of offices, laboratories, workshops, library, IT server room and the national geological archive this includes:

- 10 main plant rooms
- 3 boiler houses.
- Services include piped Lab gases and Compressed air, AHU's fume and dust extraction
- Chilled water for comfort cooling and equipment cooling, delivered by pumps and chiller, the site has 1 absorption chiller.
- The site is generator and UPS backed. There are 3 WTW pumping stations and 2 rain water harvesting systems. There is a CLO2 water dosing system on site.
- The site is controlled by a BMS.
- On call service
- Compliance Plans and Risk Assessments
- Maintenance of ST1 Store containing radioactive rock samples that generate Radon gas.

- Some spares and consumables
- Some water hygiene

Works required include, but not restricted to, planned maintenance to SFG20 for all

- Electrical systems, including PAT and fixed wire testing and renewable energy equipment.
- All lighting systems internally and externally, including sockets switches, units and bollards.
- Emergency lighting, fire extinguisher maintenance, fire alarms and smoke alarms
- All heating and cooling systems
- All exhaust and ventilation systems
- Security systems, including, access control, CCTV, security barriers and intruder alarms.
- Aspects of water system management.
- HV systems and plant
- Lifts and lifting equipment
- Compressors
- Gas detection systems
- Generators and UPS
- Laboratory and medical gasses
- Latchway and edge protection
- BMS system
- Sewage systems and drainage
- Reverse osmosis system
- Gutter and drain clearing
- PSSR
- Re-lamping
- Catering equipment
- Silt traps
- Roller shutter doors and automatic doors
- Cryogenics

The Lyell Centre, Heriot Watt University, Edinburgh

This site consists of an office building (1750m²) accommodating approximately 180 BGS staff and, a large heavy duty engineering workshop (4394m²) used by the Marine Geology team.

- HVAC including:-
 Motorised valve for underfloor heating
 Heat recovery unit x 2,
 Extract fan x 6
 Ductwork
 LTHW heater battery
 Dampers
 Motorised valve (underfloor heating)
 Closed control cooling unit x 3
 CCU humidifier x 3

- Heat recovery unit
- Pressurisation unit
- Heat pumps
- Lifting equipment including cranes x 4 (40T, 10T, 5T, 1.5T)
- Pedestrian pallet trucks x 4
- Mobile racking systems
- Shelving units
- Load lifter
- Motorised pallet truck
- Container lifter
- Folding access platform
- Fork lift truck
- Tele-handler forklift
- Roller shutter doors
- Manual four wheel truck x 2
- Terex mobile crane
- Fire-fighting including gas suppression systems x 2
- Pressure systems including:-
Air compressor, Receiver unit, Expansion vessel and heat pump buffer vessel
- Extraction including fume cupboard

Eskdalemuir – Geophysical Observatory, Langholm, Dumfriesshire (remote lowlands of Scotland)

This property is an 11 acre geomagnetic observatory in the Scottish lowlands. It consists of 3 main buildings (1182m²), built in 1907 and listed. There are also a number of smaller buildings / huts which house the instrumentation. As a geomagnetic observatory, there are restrictions at site and also with the types of materials that can be used.

Works required include, but not restricted to, planned maintenance to SFG20 for all:-

- Electrical systems, including PAT and fixed wire testing
- All lighting systems internally and externally, including sockets switches, units.
- Emergency lighting, fire extinguisher maintenance, fire alarms and smoke alarms
- Heating system including boilers, radiators, TMV's
- Oil tanks x 3, sump pump, oil solenoid valve, tank transfer pump, leak detection and bund sump pump.
- Intruder alarms.
- Water systems management.
- Fixed ladders and lifting equipment
- Compressor
- Sewage systems and drainage
- Gutter and drain clearing
- Lightning protection
- Lone worker alarm system

Herstmonceux Observatory – Hailsham, East Sussex

This is a space geodesy facility set in the grounds of Herstmonceux Castle in East Sussex. The site consists of the main building, a smaller laser housing and a number of small one to two person office buildings.

Works required include, but not restricted to, planned maintenance to SFG20 for all:-

- Electrical systems, including PAT and fixed wire testing...
- All lighting systems internally and externally, including sockets switches, and units.
- Emergency lighting, fire extinguisher maintenance, fire alarms and smoke alarms
- Heating system including boilers, radiators and TMV's
- All extract fans
- Security systems, including, access control, CCTV and intruder alarms.
- Water system management.
- Air conditioning system
- Clean air system
- Oil tank
- Lightning protection
- SLRT canopy inspection
- UPS
- Sewage systems and drainage
- Gutter and drain clearing

Hartland Magnetic Observatory – Bideford, Devon

This property is a geomagnetic observatory set over several acres on the edge of a small village in rural Devonshire. It consists of 2 main buildings (637m²), with a number of smaller buildings / huts which house the instrumentation. As a geomagnetic observatory, there are restrictions at site and also with the types of materials that can be used.

Works required include, but not restricted to, planned maintenance to SFG20 for all:-

- Electrical systems, including PAT and fixed wire testing.
- All lighting systems internally and externally, including sockets switches and units
- Fire extinguisher maintenance.
- All heating systems including heating boilers and oil tank heating, radiators and TMV's
- Security systems, including, CCTV and intruder alarms.
- Water system management.
- Generator
- Ceramic heaters

- Insectocuters
- Lone worker alarm
- Sewage systems and drainage
- UPS
- Gutter and drain clearing

Radiocarbon Facility, East Kilbride, Glasgow

This facility is based on a science park in Glasgow. It is a single flat roofed building consisting of laboratories and offices.

Maintenance at this site will be limited to reactive maintenance and occasional small projects only.

Lerwick Magnetic Observatory, Shetland

This is a small observatory based on the outskirts of Lerwick on the Shetland Isles.

Maintenance at this site will be limited to reactive maintenance and occasional project works only.

Cardiff office, Cardiff University, Cardiff

This is a small office within the main city campus of Cardiff University.

Maintenance at this site will be limited to reactive maintenance and occasional small project works only.

London office, Natural History Museum, London

This is a two person office and shop complex within the museum

Maintenance at this site will be limited to reactive maintenance and occasional project works only.

Wallingford, Crowmarsh Gifford, Wallingford.

This accommodation consists of a mixture of offices, laboratories, archive and stores for 27 people. It is housed in part of the CEH complex and planned preventative maintenance is completed by CEH.

Maintenance at this site will be limited to reactive maintenance and occasional project works only.