Ireland: Building and facilities management services
Provision of Facilities Management Services for the Minister for the Environment, Climate and Communications

Contract or concession award notice – standard regime

1 *Buyer*

1.1 *Buyer*

Official name: Department of the Environment Climate and Communications
Legal type of the buyer: Central government authority
Activity of the contracting authority: General public services

2 *Procedure*

2.1 *Procedure*

Title: Provision of Facilities Management Services for the Minister for the Environment, Climate and Communications
Description: The Minister for the Environment, Climate and Communications invites interested parties to submit responses to this request for tenders for the establishment of a Service Contract for : Tom Johnson House (TJH) located in Beggars Bush, Haddington Road, D04AO68 This public procurement competition (the “Competition”) will be conducted in accordance with the open procedure under the European Union (Award of Public Authority Contracts) Regulations 2016 (Statutory Instrument 284 of 2016) (the “Regulations”). In 2018 it was agreed that Tom Johnson House (TJH) located in Beggars Bush, Haddington Road in Dublin 4 would be refurbished and become the new HQ for the Contracting Authority. TJH is a five storey over basement building with a plant room on the roof and was constructed circa 1975. The area of the building is 10,800 square metres. The refurbishment works are in accordance with NZEB standards and when completed the office will have an A2 BER. The office will have a maximum capacity of 500. The layout of the office will reflect the current move away from cellular offices to open plan workspaces and supported by meeting rooms, quiet rooms, collaboration spaces etc. There will be a fully serviced canteen on site. There will also be an auditorium which can accommodate 150 people. The relocation of the Contracting Authority’s HQ is a unique opportunity for the Contracting Authority to provide a better, more modern work environment which will facilitate more effective engagement with stakeholders while also ensuring the building will be an exemplar for the policy and leadership remit of the Contracting Authority on energy and climate action. Construction works commenced in January 2022 and are scheduled for completion by the end of 2023. The project is on schedule to date, and it is expected that staff will transfer to the new building on a phased basis in early 2024. This Services Contract will include but will not be limited to the following main categories of service: • Cleaning Services (including office cleaning and window cleaning services), • Security and Front-of-House (Reception) Services, and • Miscellaneous Facilities Management Service
Procedure identifier: 49ef1440-2c5f-40e8-8492-a1fc043ced67
Previous notice: efb0df8a-3756-413f-8670-7e1a80169251-03
Type of procedure: Open
The procedure is accelerated: *no*
Justification for the accelerated procedure:
Main features of the procedure:

2.1.1 *Purpose*

Main nature of the contract: Services
Main classification (cpv): 79993000 Building and facilities management services
Additional classification (cpv): 79993100 Facilities management services

Additional classification (cpv): 90910000 Cleaning services
Additional classification (cpv): 79710000 Security services
Additional classification (cpv): 79992000 Reception services

2.1.2 *Place of performance*
Country subdivision (NUTS): Dublin (IE061)
Country: Ireland

2.1.3 *Value*
Estimated value excluding VAT: 2 500 000 *Euro*

2.1.4 *General information*
Legal basis:
Directive 2014/24/EU

5 *Lot*

5.1 *Lot technical ID*: LOT-0001
Title: Provision of Facilities Management Services for the Minister for the Environment, Climate and Communications
Description: The Minister for the Environment, Climate and Communications invites interested parties to submit responses to this request for tenders for the establishment of a Service Contract for : Tom Johnson House (TJH) located in Beggars Bush, Haddington Road, D04AO68 This public procurement competition (the “Competition”) will be conducted in accordance with the open procedure under the European Union (Award of Public Authority Contracts) Regulations 2016 (Statutory Instrument 284 of 2016) (the “Regulations”). In 2018 it was agreed that Tom Johnson House (TJH) located in Beggars Bush, Haddington Road in Dublin 4 would be refurbished and become the new HQ for the Contracting Authority. TJH is a five storey over basement building with a plant room on the roof and was constructed circa 1975. The area of the building is 10,800 square metres. The refurbishment works are in accordance with NZEB standards and when completed the office will have an A2 BER. The office will have a maximum capacity of 500. The layout of the office will reflect the current move away from cellular offices to open plan workspaces and supported by meeting rooms, quiet rooms, collaboration spaces etc. There will be a fully serviced canteen on site. There will also be an auditorium which can accommodate 150 people. The relocation of the Contracting Authority’s HQ is a unique opportunity for the Contracting Authority to provide a better, more modern work environment which will facilitate more effective engagement with stakeholders while also ensuring the building will be an exemplar for the policy and leadership remit of the Contracting Authority on energy and climate action. Construction works commenced in January 2022 and are scheduled for completion by the end of 2023. The project is on schedule to date, and it is expected that staff will transfer to the new building on a phased basis in early 2024. This Services Contract will include but will not be limited to the following main categories of service: • Cleaning Services (including office cleaning and window cleaning services), • Security and Front-of-House (Reception) Services, and • Miscellaneous Facilities Management Service
Internal identifier: 0

5.1.1 *Purpose*
Main nature of the contract: Services
Main classification (cpv): 79993000 Building and facilities management services
Additional classification (cpv): 79993100 Facilities management services
Additional classification (cpv): 90910000 Cleaning services
Additional classification (cpv): 79710000 Security services
Additional classification (cpv): 79992000 Reception services

5.1.2 *Place of performance*

Country subdivision (NUTS): Dublin (IE061)
Country: Ireland
Additional information:

5.1.5 *Value*
Estimated value excluding VAT: 2 500 000 *Euro*

5.1.6 *General information*
Procurement Project not financed with EU Funds.
The procurement is covered by the Government Procurement Agreement (GPA): *yes*

5.1.7 *Strategic procurement*
Aim of strategic procurement: No strategic procurement

5.1.10 *Award criteria*
Criterion:
Type: Quality
Name:
Description: Quality at 60%
Weight (percentage, exact): 60
Criterion:
Type: Cost
Name:
Description: Cost at 40%
Weight (percentage, exact): 40
Description of the method to be used if weighting cannot be expressed by criteria:
Justification for not indicating the weighting of the award criteria:

5.1.15 *Techniques*
Framework agreement:
No framework agreement
Information about the dynamic purchasing system:
No dynamic purchase system

5.1.16 *Further information, mediation and review*
Review organisation: The High Court of Ireland
Organisation providing offline access to the procurement documents: Department of the Environment Climate and Communications
TED eSender: European Dynamics S.A.

6 *Results*

Value of all contracts awarded in this notice: 225 620,88 *Euro*

6.1 *Result lot Identifier*: LOT-0001
At least one winner was chosen.

6.1.2 *Information about winners*
Winner:
Official name: OCS One Complete Solution Limited
Tender:

Tender identifier: 000039692
Identifier of lot or group of lots: LOT-0001
Subcontracting: Not yet known
Contract information:
Identifier of the contract: 410456
Date on which the winner was chosen: 15/03/2024
Date of the conclusion of the contract: 04/04/2024
The contract is awarded within a framework agreement: *no*

8 *Organisations*

8.1 ORG-0001
Official name: Department of the Environment Climate and Communications
Registration number: 4002073W
Postal address: Tom Johnson House, Haddington Road
Town: Dublin
Postcode: D04K7X4
Country: Ireland
Email: susan.fleming@decc.gov.ie
Telephone: 01 678 2000
Internet address: http://www.decc.gov.ie
Buyer profile: http://www.decc.gov.ie
Roles of this organisation:
Buyer
Organisation providing offline access to the procurement documents

8.1 ORG-0002
Official name: OCS One Complete Solution Limited
Registration number: 31351
Postal address: Unit 38 Aiways Industrial Estate, Santry, Co.Dublin
Town: Dublin
Postcode: D17 H744
Country: Ireland
Email: gill.oriordan@ocs.com
Telephone: 087 432 4358
Internet address: www.ocs.com/ie
Roles of this organisation:
Tenderer
Winner of these lots: LOT-0001

8.1 ORG-0003
Official name: The High Court of Ireland
Registration number: The High Court of Ireland
Department: The High Court of Ireland
Postal address: Four Courts, Inns Quay, Dublin 7
Town: Dublin
Postcode: D07 WDX8
Country: Ireland
Email: HighCourtCentralOffice@courts.ie

Telephone: +353 1 8886000
Roles of this organisation:
Review organisation

8.1 ORG-0004
Official name: European Dynamics S.A.
Registration number: 002024901000
Department: European Dynamics S.A.
Town: Athens
Country: Greece
Email: eproc-esender@eurodyn.com
Telephone: +30 2108094500
Roles of this organisation:
TED eSender

11 *Notice information*

11.1 *Notice information*
Notice identifier/version: c1b6ef75-89e5-48f0-a3b2-3a549a6c362b - 01
Form type: Result
Notice type: Contract or concession award notice – standard regime
Notice dispatch date: 14/10/2024 12:04 +01:00
Languages in which this notice is officially available: English

11.2 *Publication information*