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Tender

Commercial Central Heating Planned Maintenance and Reactive Repairs Contract

Link Group Ltd
Horizon Housing Association Limited
Larkfield Housing Association
West Highland Housing Association

F02: Contract notice

Notice identifier: 2025/S 000-002878

Procurement identifier (OCID): ocds-h6vhtk-04d6d8

Published 28 January 2025, 4:19pm

Section I: Contracting authority

I.1) Name and addresses

Link Group Ltd

Link House, 2C New Mart Road

Edinburgh

EH14 1RL

Contact

Steven Gallagher

Email

steven.gallagher@curb.scot

Telephone

+44 3451400100

Country

United Kingdom

NUTS code

UKM75 - Edinburgh, City of

Internet address(es)

Main address

<http://www.linkhousing.org.uk>

I.1) Name and addresses

Horizon Housing Association Limited

Leving House, Fairbairn Place

Livingston

EH54 6TN

Email

rob.ormston@horizonhousing.org

Telephone

+44 7784239374

Country

United Kingdom

NUTS code

UKM78 - West Lothian

Internet address(es)

Main address

<https://www.horizonhousing.org/>

Buyer's address

https://www.publiccontractsscotland.gov.uk/search/Search_AuthProfile.aspx?ID=AA12122

I.1) Name and addresses

Larkfield Housing Association

14 Lothian Road

Greenock

PA16 0PG

Email

info@larkfieldha.org.uk

Telephone

+44 1475630930

Fax

+44 1475636111

Country

United Kingdom

NUTS code

UKM83 - Inverclyde, East Renfrewshire and Renfrewshire

Internet address(es)

Main address

www.larkfieldha.org.uk

Buyer's address

https://www.publiccontractsscotland.gov.uk/search/Search_AuthProfile.aspx?ID=AA17004

I.1) Name and addresses

West Highland Housing Association

Crannog Lane

Oban

PA34 4HB

Email

mail@westhighlandha.co.uk

Telephone

+44 1631566451

Fax

+44 1631565711

Country

United Kingdom

NUTS code

UKM63 - Lochaber, Skye & Lochalsh, Arran & Cumbrae and Argyll & Bute

Internet address(es)

Main address

<http://www.westhighlandha.co.uk>

Buyer's address

https://www.publiccontractsscotland.gov.uk/search/Search_AuthProfile.aspx?ID=AA16202

I.2) Information about joint procurement

The contract involves joint procurement

I.3) Communication

The procurement documents are available for unrestricted and full direct access, free of charge, at

<https://www.publiccontractsscotland.gov.uk>

Additional information can be obtained from another address:

A.D.A Construction Consultants

Pavilion 3, St James Business Park, Linwood Road

Paisley

PA3 3BB

Contact

Alan Shanks

Email

alan.shanks@ada-cc.co.uk

Telephone

+44 1418160184

Country

United Kingdom

NUTS code

UKM83 - Inverclyde, East Renfrewshire and Renfrewshire

Internet address(es)

Main address

<https://www.publiccontractsscotland.gov.uk>

Tenders or requests to participate must be submitted electronically via

<https://www.publiccontractsscotland.gov.uk>

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://www.publiccontractsscotland.gov.uk>

I.4) Type of the contracting authority

Other type

Registered Social Landlord

I.5) Main activity

Housing and community amenities

Section II: Object

II.1) Scope of the procurement

II.1.1) Title

Commercial Central Heating Planned Maintenance and Reactive Repairs Contract

II.1.2) Main CPV code

- 50700000 - Repair and maintenance services of building installations

II.1.3) Type of contract

Services

II.1.4) Short description

The elements to be covered in the servicing, maintenance and repair contract include, but are not limited to, the following:-

- (a) Annual Service to all commercial gas appliances within Link stock, including CHP units with relevant regulatory guided certification paperwork in electronic format.
- (b) Annual check on all electrical control panels serving the commercial heating system.
- (c) The testing and examination of gas meter installations and all gas supply pipework inside or outside the property.
- (d) Annual testing on commercial meters and pipe work.
- (e) Includes the tracing and repairing of gas escapes where necessary, and the replacement of part, or all of the internal existing gas supply pipe work.
- (f) Natural gas fired central heating boilers and systems, including all components such as casings, heat exchangers, burners, FSD's, fans and motors, control valves, safety and limiting devices, gas valves, flame supervision devices, thermocouples, thermostats, time switches, sequence boards, flue systems, appliance chassis, combustion chambers, insulation panels, integral wiring and control circuitry, gauges and associated equipment.
- (g) Radiators and radiator valves (including thermostatic radiator valves).
- (h) System pipework including primary flow and return circuits and all circulatory pipework, valves, fittings etc.
- (i) Room, hot water, pipe and frost thermostats. BMS.
- (k) SAV Units and individual domestic heating systems for dwellings supplied by communal heating plant. CRP Units.
- (m) Plated heat exchangers.
- (n) Solar Thermal Hot Water Systems.
- (o) Hot water cylinders/calorifiers of all types.
- (p) Feed and expansion cistern including bye-law 30 kits.
- (q) Pressurisation vessels.
- (r) Circulating pumps and valves (shunt, primary and secondary).
- (s) Motorised valves, two and three port
- (t) All consumable items such as lubricants, filters, inhibitors, tape, flux, leadfree solder,

jointing compounds, threading tape, batteries, etc.

(u) All associated electrical components and wiring.

(v)

Annual service and maintenance of air conditioning units.

(w) Annual service and maintenance of booster pumps/compressors, controls and high-pressure pipe work.

(x) Heat Interface Units (HIU)

(y) Commercial Air Source Heat Pumps

This list of elements covered by the contract covers the main components only and is not intended to be exhaustive. It must be understood that the contract covers all components of the Client's gas and heating installations on their premises as deemed appropriate by the Client's Representative. Any queries should be discussed with the Client's Representative prior to the Contractor's tender being submitted.

II.1.5) Estimated total value

Value excluding VAT: £1,000,000

II.1.6) Information about lots

This contract is divided into lots: No

II.2) Description

II.2.2) Additional CPV code(s)

- 44621200 - Boilers
- 44621220 - Central-heating boilers
- 50531100 - Repair and maintenance services of boilers
- 39715210 - Central-heating equipment
- 42515000 - District heating boiler
- 44115200 - Plumbing and heating materials
- 44115220 - Heating materials

- 44621112 - Parts of central-heating radiators
- 50720000 - Repair and maintenance services of central heating
- 50721000 - Commissioning of heating installations
- 31600000 - Electrical equipment and apparatus
- 31680000 - Electrical supplies and accessories
- 31681000 - Electrical accessories
- 45311100 - Electrical wiring work
- 45311200 - Electrical fitting work
- 45311000 - Electrical wiring and fitting work
- 50532000 - Repair and maintenance services of electrical machinery, apparatus and associated equipment
- 50710000 - Repair and maintenance services of electrical and mechanical building installations
- 50711000 - Repair and maintenance services of electrical building installations

II.2.3) Place of performance

NUTS codes

- UKM7 - Eastern Scotland
- UKM8 - West Central Scotland
- UKM9 - Southern Scotland

Main site or place of performance

Throughout Central Belt of Scotland

II.2.4) Description of the procurement

Single Stage Tendering in accordance with Regulations 28 (Open Procedure) of the Public Contracts (Scotland) Regulations 2015

II.2.5) Award criteria

Quality criterion - Name: Quality / Weighting: 60

Price - Weighting: 40

II.2.6) Estimated value

Value excluding VAT: £1,000,000

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

May take up option of twelve month extensions up to a maximum of two further years (2028-2030) at an estimated value of 200000 GBP

(excluding VAT) per annum. The estimated annual value of the contract is 200000 GBP excluding VAT.

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

Economic Operators may be excluded from this competition if they are in any of the situations referred to in Regulation 58 of the Public

Contracts (Scotland) Regulations 2015.

SPD Question 2D.1.2- Bidders must provide a separate SPD response (Sections A and B of this Part and Part III) for each subcontractor.

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

Refer Tender Document A - ITT and Quality Questionnaire, Section 9 including

Bidders shall be Gas Safe Registered, NICEIC, SELECT or The Electrical Contractors Association (ECA), and operatives engaged in delivering the requirements must have the required range of ACS accreditation described within Section 9 of Tender Document A - ITT and Quality Questionnaire

III.1.2) Economic and financial standing

List and brief description of selection criteria

Bidders will be required to have a minimum 'general' yearly turnover of 400000 GBP for the last two years or have an average yearly

turnover of a minimum of 400000 GBP for the last two years.

Where turnover information is not available for the time period requested, the bidder will be required to state the date which they were set

up or started trading.

It is a requirement of this contract that bidders hold, or can commit to obtain prior to the commencement of any subsequently awarded

contract, the types and levels of insurances indicated below:

Employer's (Compulsory) Liability Insurance - 5,000,000 GBP

Public Liability Insurance - 5,000,000 GBP

III.1.3) Technical and professional ability

List and brief description of selection criteria

Bidders must be able to provide two examples of similar Commercial Central Heating Planned Maintenance and Reactive Repairs services similar to the requirements of Link

Group undertaken during the last three years that demonstrate that they have the relevant experience to deliver the services/supplies including a service to undertake reactive repairs notified out with normal working hours

III.2) Conditions related to the contract

III.2.1) Information about a particular profession

Execution of the service is reserved to a particular profession

Reference to the relevant law, regulation or administrative provision

Refer Tender Document A - ITT and Quality Questionnaire, Section 9 including:

Bidders shall be Gas Safe Registered, NICEIC, SELECT or The Electrical Contractors Association (ECA), and operatives engaged in delivering the requirements must have the required range of ACS accreditation described within Section 9 of Tender Document A - ITT and Quality Questionnaire

III.2.2) Contract performance conditions

The Contract Performance Conditions are described within Tender Document A 'ITT and Quality Questionnaire' and Tender Document B

'Price Schedule' provided with the Contract Notice

III.2.3) Information about staff responsible for the performance of the contract

Obligation to indicate the names and professional qualifications of the staff assigned to performing the contract

Section IV. Procedure

IV.1) Description

IV.1.1) Type of procedure

Open procedure

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

27 February 2025

Local time

12:00pm

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: 28 May 2025

IV.2.7) Conditions for opening of tenders

Date

27 February 2025

Local time

12:00pm

Section VI. Complementary information

VI.1) Information about recurrence

This is a recurrent procurement: Yes

Estimated timing for further notices to be published: 2027 at the earliest if the optional 12 month extensions are not applied

VI.2) Information about electronic workflows

Electronic ordering will be used

Electronic invoicing will be accepted

Electronic payment will be used

VI.3) Additional information

SPD, Part IV Section C 'Technical and Professional Ability' will be scored on a pass or fail basis using the following scoring methodology;

0 - Unacceptable - Nil or inadequate response. Fails to demonstrate an ability to meet the requirement. A Tenderer which scores '0 –

Unacceptable' against any question will be disqualified.

1 - Poor - Response is partially relevant and poor. The response addresses some elements of the requirement but contains

insufficient/limited detail or explanation to demonstrate how the requirement will be fulfilled.

2 - Acceptable - Response is relevant and acceptable. The response addresses a broad understanding of the requirement but may lack details

on how the requirement will be fulfilled in certain areas.

3 - Good - Response is relevant and good. The response is sufficiently detailed to demonstrate a good understanding and provides details

on how the requirements will be fulfilled.

4 – Very Good - Response is largely relevant and very good. The response demonstrates a very good understanding of the requirements and

provides adequate details on how the requirements will be fulfilled.

5 - Excellent - Response is completely relevant and excellent overall. The response is comprehensive, unambiguous and demonstrates a

thorough understanding of the requirement and provides details of how the requirement will be met in full.

A Tenderer will be required to achieve a minimum score of 2 against each Question within Part C, i.e. a score of 2 or greater shall represent

a Pass whereas a score of 1 or lower will represent a Fail.

Link Group will disregard, and not evaluate the remainder of a Tenderers bid should the Tenderer fail to achieve the minimum score of 2 (a

Pass) against any of the Questions included with Part C

NOTE: To register your interest in this notice and obtain any additional information please visit the Public Contracts Scotland Web Site at

https://www.publiccontractsscotland.gov.uk/Search/Search_Switch.aspx?ID=788646.

The buyer has indicated that it will accept electronic responses to this notice via the Postbox facility. A user guide is available at

https://www.publiccontractsscotland.gov.uk/sitehelp/help_guides.aspx.

Suppliers are advised to allow adequate time for uploading documents and to dispatch the electronic response well in advance of the closing time to avoid any last minute problems.

(SC Ref:788646)

Download the ESPD document here:

https://www.publiccontractsscotland.gov.uk/ESPD/ESPD_Download.aspx?id=788646

VI.4) Procedures for review

VI.4.1) Review body

Edinburgh Sheriff Court and Justice of Peace Court

Edinburgh

Country

United Kingdom