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Tender

## **PS-23-01 - Property Repair & Maintenance Contract**

East Ayrshire Council

F02: Contract notice

Notice identifier: 2023/S 000-016892

Procurement identifier (OCID): ocds-h6vhtk-03d631

Published 14 June 2023, 2:49pm

### **Section I: Contracting authority**

#### **I.1) Name and addresses**

East Ayrshire Council

London Road HQ, London Road

Kilmarnock

KA3 7DD

#### **Contact**

David Shields

#### **Email**

[david.shields@east-ayrshire.gov.uk](mailto:david.shields@east-ayrshire.gov.uk)

#### **Country**

United Kingdom

#### **NUTS code**

UKM93 - East Ayrshire and North Ayrshire mainland

**Internet address(es)**

Main address

<http://www.east-ayrshire.gov.uk>

Buyer's address

[https://www.publiccontractsscotland.gov.uk/search/Search\\_AuthProfile.aspx?ID=AA00223](https://www.publiccontractsscotland.gov.uk/search/Search_AuthProfile.aspx?ID=AA00223)

**I.3) Communication**

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

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

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

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

**I.4) Type of the contracting authority**

Regional or local authority

**I.5) Main activity**

General public services

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## **Section II: Object**

### **II.1) Scope of the procurement**

#### **II.1.1) Title**

PS-23-01 - Property Repair & Maintenance Contract

#### **II.1.2) Main CPV code**

- 70332000 - Non-residential property services

#### **II.1.3) Type of contract**

Services

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

Property Repair & Maintenance Contract.

Nature: Successful Contractors must be able to provide a fully comprehensive multi-trade service throughout the term of the Contract for reactive and emergency repairs (excluding the activities listed as Specialist Term Contracts as listed in Appendix 2 of the Contract Appendices to ITT document). It is anticipated that the vast majority of the Works will be carried out within normal working hours.

Location: Any or all non-housing buildings or properties which the Council has a duty to maintain as listed in Appendix 5 – Premises List of the Contract Appendices document.

Contract length: 3 years plus option of two 1 year extensions.

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

Value excluding VAT: £6,000,000

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

This contract is divided into lots: No

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

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

- 50000000 - Repair and maintenance services

- 50700000 - Repair and maintenance services of building installations
- 50800000 - Miscellaneous repair and maintenance services

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

NUTS codes

- UKM93 - East Ayrshire and North Ayrshire mainland

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

Property Repair & Maintenance Contract.

Nature: Successful Contractors must be able to provide a fully comprehensive multi-trade service throughout the term of the Contract for reactive and emergency repairs (excluding the activities listed as Specialist Term Contracts as listed in Appendix 2 of the Contract Appendices to ITT document). It is anticipated that the vast majority of the Works will be carried out within normal working hours.

Location: Any or all non-housing buildings or properties which the Council has a duty to maintain as listed in Appendix 5 – Premises List of the Contract Appendices document.

Contract length: 3 years plus option of two 1 year extensions.

### **II.2.5) Award criteria**

Quality criterion - Name: Quality / Weighting: 30

Price - Weighting: 70

### **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

2No. Optional 1-year extensions.

### **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

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### **Section III. Legal, economic, financial and technical information**

#### **III.1) Conditions for participation**

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

List and brief description of selection criteria

##### **Financial Standing**

The Council shall commission an independent third party business credit report from Creditsafe Business Solutions Ltd using the Company Registration number supplied by the Tenderer. Any Tenderer who does not meet the minimum threshold of a Credit Score of 30 out of 100 will have their submission regarded as a "Fail" and will not be considered further. Where a Tenderer receives a Credit Score of between 30-50 out of 100, the Council reserves the right to request further financial information to determine the risk to the Council. In the event that such additional measures are requested, the Council shall, in its sole discretion, determine the terms of those measures that it deems as acceptable. If Tenderers cannot provide measures to the satisfaction of the Council then their submission may be rejected.

Risk or Credit reports from other agencies will not be considered.

It is the Tenderers responsibility to ensure that all information held by Creditsafe is current and accurate when submitting their Tender. The Council will not enter into discussions with Tenderers who fail to ensure that their Creditsafe scores are accurate by the due submission date.

##### **Insurances**

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 insurances indicated below.

Public & Products Liability Insurance = 5 million GBP in respect of each claim without limit to the number of claims.

Employers (Compulsory) Liability Insurance = 10 million GBP in respect of each claim without limit to the number of claims.

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

Selection criteria as stated in the procurement documents

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

### **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

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## **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

19 July 2023

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**

Duration in months: 3 (from the date stated for receipt of tender)

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

Date

19 July 2023

Local time

12:00pm

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## **Section VI. Complementary information**

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

This is a recurrent procurement: Yes

Estimated timing for further notices to be published: 3 years

### **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**

The buyer is using PCS-Tender to conduct this ITT exercise. The Project code is 24472.  
For more information see:

<http://www.publiccontractsscotland.gov.uk/info/InfoCentre.aspx?ID=2343>

The Contracting Authority does not intend to include a sub-contract clause as part of community benefits (as per Section 25 of the Procurement Reform (Scotland) Act 2014) in this contract for the following reason:

N/A

Community benefits are included in this requirement. For more information see:  
<https://www.gov.scot/policies/public-sector-procurement/community-benefits-in-procurement/>

A summary of the expected community benefits has been provided as follows:

The successful tenderer will therefore be required to provide a range of opportunities for the wider Community including learning and knowledge exchange in a variety of different formats to include (but not necessarily limited to):

- Work experience placements for older children of local Academies
- Employment opportunities for older children of local Academies, including internships
- Opportunities for sponsorship for individual students / groups and / or learning facilities



and equipment

- Opportunities for Community Projects
- Competitions and Commissioning
- Consultation and engagement with local community

(SC Ref:735520)

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

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

Kilmarnock Sheriff Court

Sheriff Court House, St Marnock Street

Kilmarnock

KA1 1ED

Country

United Kingdom