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Tender

## **PfH Provision of Technical Support Services**

Procurement for Housing Ltd (t/a PfH Scotland)

F02: Contract notice

Notice identifier: 2022/S 000-018571

Procurement identifier (OCID): ocds-h6vhtk-034f33

Published 7 July 2022, 8:47am

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

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

Procurement for Housing Ltd (t/a PfH Scotland)

Lomond Court

Stirling

FK9 4TU

#### **Contact**

Thomas Smith

#### **Email**

[tsmith@pfh.co.uk](mailto:tsmith@pfh.co.uk)

#### **Telephone**

+44 7901107005

**Country**

United Kingdom

**NUTS code**

UKM - Scotland

**Internet address(es)**

Main address

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

Buyer's address

[https://www.publiccontractsscotland.gov.uk/search/Search\\_AuthProfile.aspx?ID=AA18142](https://www.publiccontractsscotland.gov.uk/search/Search_AuthProfile.aspx?ID=AA18142)

**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

[www.publiccontractsscotland.gov.uk](http://www.publiccontractsscotland.gov.uk)

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

[www.publiccontractsscotland.gov.uk](http://www.publiccontractsscotland.gov.uk)

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

Body governed by public law

**I.5) Main activity**

General public services

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## **Section II: Object**

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

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

PfH Provision of Technical Support Services

Reference number

TS/07-22/TSAS-S

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

- 71356300 - Technical support services

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

Services

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

Established in 2004, Procurement for Housing (PfH) is a national procurement consortium dedicated to the social housing sector and supported by the National Housing Federation (NHF), Chartered Institute of Housing (CIH) and HouseMark. Collectively our Members manage more than 75% of UK' social housing stock, with PfH helping them to achieve efficiency savings using a wide range of services including framework agreements, spend analyses, strategy reviews, consolidated billing and comprehensive reporting. PfH is a contracting authority under Regulation 2 of the Public Contracts Regulations 2015 ("PCR 2015") and a central purchasing body under regulation 37 PCR 2015. Please refer to [www.pfh.co.uk](http://www.pfh.co.uk) for additional information.

This tender is for the provision of a variety of professional support services which are required in order to support the Assets function of Clients throughout Scotland.

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

Value excluding VAT: £90,000,000

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

This contract is divided into lots: Yes

Tenders may be submitted for all lots

## **II.2) Description**

### **II.2.1) Title**

Asset Management Consultancy

Lot No

1

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

- 71250000 - Architectural, engineering and surveying services
- 79311000 - Survey services
- 71251000 - Architectural and building-surveying services
- 71315300 - Building surveying services
- 71315400 - Building-inspection services
- 75251110 - Fire-prevention services

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

NUTS codes

- UKM - Scotland

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

This lot includes, but is not limited to:

- Stock Condition Surveys
- House Condition Surveys
- Fire Risk Assessments
- Active Asset Management (stock rationalisation)

- Options Appraisals
- Strategic Asset Management & Business Planning Advice
- Data Validation
- Database Support
- Housing Quality Standards Surveys (Decent Homes, WHQS, SHQS)
- HHSRS Surveys
- Building Surveying
- DDA Audits
- Microgeneration Surveys
- Dilapidation Surveys
- Estate/Environmental Surveys
- Energy Performance Certificates

It is anticipated that we will award places to five suppliers on this lot but we reserve the right to award places to a greater, or fewer, number of suppliers depending on the bids received.

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

Quality criterion - Name: Quality / Weighting: 60

Price - Weighting: 40

### **II.2.6) Estimated value**

Value excluding VAT: £15,000,000

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

Duration in months

This contract is subject to renewal

No

### **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) Description**

### **II.2.1) Title**

Surveying & Project Management

Lot No

2

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

- 71541000 - Construction project management services
- 72224000 - Project management consultancy services
- 79421000 - Project-management services other than for construction work
- 71244000 - Calculation of costs, monitoring of costs
- 71324000 - Quantity surveying services
- 71322100 - Quantity surveying services for civil engineering works

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

NUTS codes

- UKM - Scotland

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

This lot includes, but is not limited to:

- Quantity Surveyor & Cost Control
- Partnering and Best Value Procurement Advisers
- Guidance on Selection of Construction Documentation and

Contract Forms

- Pre-Work Estimate and Budget Advice
- Tender Document and Preparation
- Stock valuation
- Commercial Valuation
- Insurance reinstatement costs
- Building Surveyor
- Employers Agent
- Contract Manager/Administrator
- Programme Manager
- Project Manager
- Clerk of Works & Quality Manager
- Partnering Adviser
- Resident Liaison Officer

It is anticipated that we will award places to five suppliers on this lot but we reserve the right to award places to a greater, or fewer, number of suppliers depending on the bids received.

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

Quality criterion - Name: Quality / Weighting: 60

Price - Weighting: 40

### **II.2.6) Estimated value**

Value excluding VAT: £15,000,000

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

Duration in months

48

This contract is subject to renewal

No

### **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) Description**

### **II.2.1) Title**

Net Zero Consultancy

Lot No

6

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

- 71314200 - Energy-management services
- 71314000 - Energy and related services
- 71314300 - Energy-efficiency consultancy services

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

NUTS codes

- UKM - Scotland

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

This lot includes, but is not limited to:

- Stock Assessment on behalf of the participating authority
- Development of road maps toward net zero carbon consultancy
- Development of corporate sustainability/ESG strategies
- Grant/funding management
- Client awareness and staff development workshops
- Advice on refurbishment options and building fabric solutions

- Post installation monitoring
- Strategic options appraisals
- Assistance with advancement toward ISO 50001 Energy

Management Systems certification

- Retrofit Coordinator (PAS 2035) roles
- Retrofit Assessor

- Retrofit Designers
- Design and project management of energy efficient systems
- Advice on current energy legislation and compliance with law
- Advice on the operation and maintenance of installed measures
- Change management
- Baseline assessments
- Undertaking of energy audits
- Advice on relevant health and safety measures
- Other Net Zero related consultancy services

It is anticipated that we will award places to five suppliers on this lot but we reserve the right to award places to a greater, or fewer, number of suppliers depending on the bids received.

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

Quality criterion - Name: Quality / Weighting: 60

Price - Weighting: 40

### **II.2.6) Estimated value**

Value excluding VAT: £15,000,000

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

Duration in months

48

This contract is subject to renewal

No

### **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) Description**

### **II.2.1) Title**

Construction Design Management

Lot No

4

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

- 71317200 - Health and safety services
- 71243000 - Draft plans (systems and integration)
- 71320000 - Engineering design services
- 79415200 - Design consultancy services

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

NUTS codes

- UKM - Scotland

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

This lot includes, but is not limited to:

Principal Designer:

- Plan, manage, monitor the pre-construction phase
- Co-ordinate matters relating to H&S during pre-construction & construction
- Assist the Client to provide pre-construction information.
- Liaise with the Principal Contractor.
- Prepare the Health and Safety File and review and or update as appropriate

CDM Consultant

- Ensure the cooperation and coordination of Health and Safety related requirements.
- Manage the delivery team relating to Health and Safety including technical advice and site inspections
- Liaise with the Principal Designer, other Designers and the Principal Contractor
- Provide design, specification and construction audits
- Provide pre and post construction phase advice to contractors
- Provide training in CDM matters to contractors

It is anticipated that we will award places to five suppliers on this lot but we reserve the right to award places to a greater, or fewer, number of suppliers depending on the bids received.

**II.2.5) Award criteria**

Quality criterion - Name: Quality / Weighting: 60

Price - Weighting: 40

### **II.2.6) Estimated value**

Value excluding VAT: £15,000,000

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

Duration in months

48

This contract is subject to renewal

No

### **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) Description**

### **II.2.1) Title**

Engineering Consultancy

Lot No

3

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

- 45351000 - Mechanical engineering installation works
- 45315100 - Electrical engineering installation works
- 71335000 - Engineering studies
- 71313410 - Risk or hazard assessment for construction
- 71315000 - Building services
- 71315200 - Building consultancy services
- 71315210 - Building services consultancy services
- 71321000 - Engineering design services for mechanical and electrical installations for buildings
- 71333000 - Mechanical engineering services
- 71334000 - Mechanical and electrical engineering services
- 71314100 - Electrical services
- 71318100 - Artificial and natural lighting engineering services for buildings
- 71314200 - Energy-management services
- 71314300 - Energy-efficiency consultancy services

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

NUTS codes

- UKM - Scotland

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

This lot includes, but is not limited to:

Building Services Design

- Detail design, specification & contract preparation

- Feasibility studies
- Condition surveys, pre-acquisition surveys
- Life cycle analysis
- Tender appraisal & negotiation
- Contract administration
- Site supervision
- Commission witnessing
- Facilities Maintenance & Asset Management

#### Mechanical Engineering

- Boiler & Power plants
- Heating
- Ventilation
- Air Conditioning
- Domestic Water Services
- Building Management & control
- Commissioning & witnessing

#### Electrical Engineering

- Power Generation & Distribution
- High voltage systems
- Medium & low voltage systems
- Small power installations
- Standby generation

- UPS installations
- Lightning protection
- Security & access control
- Public address & staff location
- Voice & data
- Radio & television
- CCTV Systems
- Commissioning & witnessing
- PAT Testing

#### Lighting

- Interior lighting design
- Exterior lighting design
- Lighting equipment design input
- Environmental planning services including lighting impact studies, planning application analysis & light pollution control
- Lighting control systems

#### Lifts

- Maintenance management
- Surveys & reports on existing installations
- Traffic studies
- Management Strategies

- Plant performance
- Design and specification
- Tender analysis and negotiations
- Site installation inspections
- Commissioning & Witnessing
- Health & Safety Assessments

#### Renewables

- Solar Thermal
- Solar Electric (Photovoltaics)
- Wind
- Ground Source Heat pumps
- Biomass
- CHP & Micro CHP

It is anticipated that we will award places to five suppliers on this lot but we reserve the right to award places to a greater, or fewer, number of suppliers depending on the bids received.

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

Quality criterion - Name: Quality / Weighting: 60

Price - Weighting: 40

#### **II.2.6) Estimated value**

Value excluding VAT: £15,000,000

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

Duration in months

48

This contract is subject to renewal

No

### **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) Description**

### **II.2.1) Title**

General Technical Consultancy

Lot No

5

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

- 71310000 - Consultative engineering and construction services
- 71318000 - Advisory and consultative engineering services
- 71220000 - Architectural design services
- 71221000 - Architectural services for buildings
- 71000000 - Architectural, construction, engineering and inspection services
- 71320000 - Engineering design services

- 80500000 - Training services
- 90711100 - Risk or hazard assessment other than for construction
- 71313410 - Risk or hazard assessment for construction
- 71356000 - Technical services
- 71621000 - Technical analysis or consultancy services
- 71630000 - Technical inspection and testing services
- 72220000 - Systems and technical consultancy services
- 80531200 - Technical training services
- 80550000 - Safety training services
- 72221000 - Business analysis consultancy services

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

NUTS codes

- UKM - Scotland

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

This lot includes, but is not limited to:

- Repairs Service Health check
- Risk Registers
- Process Mapping
- Insourcing
- Outsourcing
- Gas Auditing
- Electrical Auditing

- Commercial Growth
- Organisational Change/Business Diversification
- Partnerships/Mergers
- Business Planning/stress testing
- Strategic Housing Policy
- ICT support/advice
- Employers Agent Services
- Party Wall Act Formalities and Advice
- Client Representation/Critical Friend
- Training Programs
- Workshop Facilitation
- Risk Management
- Key Performance Indicator Measurement, Reporting &

#### Benchmarking

- Architectural & Design Services

It is anticipated that we will award places to seven suppliers on this lot but we reserve the right to award places to a greater, or fewer, number of suppliers depending on the bids received.

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

Quality criterion - Name: Quality / Weighting: 60

Price - Weighting: 40

### **II.2.6) Estimated value**

Value excluding VAT: £15,000,000

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

Duration in months

48

This contract is subject to renewal

No

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

List and brief description of conditions

The surveyors/consultants will hold appropriate qualifications accredited by the relevant Institute or association of equivalent standing in this field, as required for the delivery of the services as set out in document 4. This includes RICS and RIBA as appropriate.

The Consultant may be requested to provide evidence of membership during the term of the Framework.

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

### List and brief description of selection criteria

Organisations are required to have minimum annual turnover in the last financial year for all Lots of 500,000.00 GBP pounds and must be able to provide audited accounts for the last two years if requested. Additionally organisations are required to have an Experian score greater than 50 or can demonstrate to the satisfaction of PfH Scotland that its financial position is sufficiently robust to merit a place on the framework. PfH Scotland will obtain an independent third-party risk report from Experian using the company registration number supplied by the bidder. Any bidder who does not meet the minimum threshold of 50 out of 100 (Average Risk) will be subject to further investigation. This may entail a review of recent accounts and PfH Scotland reserves the right to request additional information to satisfy itself that the organisation is financially secure. PfH Scotland reserves the right to reject a bidder where it has doubts over the financial positional of an organisation. It is the bidders responsibility to ensure that all information held by Experian is accurate when submitting the tender. Minimum level(s) of standards required:

### Minimum level(s) of standards possibly required

Bidders are required to hold a minimum (or commit to holding) a minimum of five (5) million pounds GBP Employers Liability Insurance, and a minimum of ten (10) million pounds GBP of Public Liability Insurance, in relation to any one event or series of claims arising from the same event. For all Lots Professional indemnity insurance of at least five (5) million pounds GBP, in relation to any one event or series of claims arising from the same event for the framework period and six (6) years thereafter.

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

### List and brief description of selection criteria

### List and brief description of selection criteria:

Bidders are required to be able to supply at least three contract examples for each lot they are bidding for. Such examples must be within the last three years and must provide sufficient detail to enable PfH to be able to identify and assess the relevance of the contract examples to the services required under the framework agreement. Bidders should use document 5E to respond to the requirement. Bidders that are unable to provide three relevant and appropriate examples demonstrating sufficient experience (or provide a justification why they are unable to do so) will be excluded from the procurement process

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## **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**

The procurement involves the establishment of a framework agreement

Framework agreement with several operators

Envisaged maximum number of participants to the framework agreement: 32

#### **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

8 August 2022

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

8 August 2022

Local time

12:00pm

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## **Section VI. Complementary information**

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

This is a recurrent procurement: No

### **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**

1) Bidders may be excluded if they are in any of the situations referred to in Reg.58 of the PCSR 2015.

2) If required bidders must be enrolled in the relevant professional or trade registers of their country.

3) Bidders must state what elements they expect to subcontract.

4) Quality assurance. Bidders must hold a UKAS (or equivalent) accredited independent third-party certificate of compliance in accordance with BS EN ISO 9001 or can demonstrate robust equivalent quality standards in accordance with Document 5b.

5) Health and Safety. Bidders must hold a UKAS (or equivalent) accredited independent third-party certificate of compliance in accordance with ISO 45001 or has within the last 12 months met the assessment requirements of a construction related scheme in registered membership of the safety schemes in procurement (SSIP) or; can demonstrate robust equivalent health and safety standards in accordance with Document 5b.

6) Environmental. Bidders must hold a UKAS (or equivalent) accredited independent third-party certificate of compliance with ISO 14001 or can demonstrate robust equivalent environmental standards in accordance with Document 5b.

This Framework may be used by any contracting authority listed in or referred to in the FTS / PCS Notice. This includes: All current members of PfH at the time of the FTS / PCS notice for this procurement; Any registered provider of social housing (or Welsh registered social landlord, or Scottish registered social landlord) that becomes a member of PfH during the period of the Framework Agreement; Any public authority (as defined in the Freedom of Information Act 2000 for public authorities in England, Wales, Northern Ireland and UK-wide public authorities based in Scotland, or as defined in the Freedom of Information (Scotland) Act 2002 for Scottish public authorities) that becomes a member of PfH at any time during the period of the Framework Agreement; Any local authority (as defined in the Local Government Act 1972 for public authorities in England and Wales or as defined in the Local Government (Scotland) Act 1973 for Scottish local authorities or as defined in the Local Government Act (Northern Ireland) 1972 for local authorities in Northern Ireland) that becomes a member of PfH at any time during the period of the Framework Agreement; Any housing Arm's Length Management Organisation (ALMO) that becomes a member of PfH during the period of the Framework Agreement; Any wholly owned subsidiaries of any of the above Organisations And any other contracting authority listed on the following page of the PfH website

<http://procurementforhousing.co.uk/permissible-users/> at the time of the FTS / PCS notice for this procurement.

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=699600](https://www.publiccontractsscotland.gov.uk/Search/Search_Switch.aspx?ID=699600).

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](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.

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:

The level of subcontracting will depend on the call-off contract.

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:

Bidders are required to state the social and community benefits that they will offer under call-off contracts.

(SC Ref:699600)

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

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

Court of Session

Parliament House, Parliament Square,

Edinburgh

EH1 1RQ

Telephone

+44 1312252595

Country

United Kingdom

Internet address

<https://www.scotcourts.gov.uk/the-courts/court-locations/court-of-session>