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Tender

Framework for Maintenance Contractors

Cassiltoun Housing Association Ltd.

F02: Contract notice

Notice identifier: 2022/S 000-022239

Procurement identifier (OCID): ocds-h6vhtk-035b3a

Published 12 August 2022, 8:53am

Section I: Contracting authority

I.1) Name and addresses

Cassiltoun Housing Association Ltd.

Castlemilk Stables, 59 Machrie Road

Glasgow

G45 0AZ

Email

cassiltoun@edwardsmacdowall.co.uk

Telephone

+44 1416342673

Country

United Kingdom

NUTS code

UKM82 - Glasgow City

Internet address(es)

Main address

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

Buyer's address

https://www.publiccontractsscotland.gov.uk/search/Search_AuthProfile.aspx?ID=AA11383

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

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

I.4) Type of the contracting authority

Other type

Housing Association

I.5) Main activity

Housing and community amenities

Section II: Object

II.1) Scope of the procurement

II.1.1) Title

Framework for Maintenance Contractors

II.1.2) Main CPV code

- 45300000 - Building installation work

II.1.3) Type of contract

Works

II.1.4) Short description

Cassiltoun Housing Association plans to set up a four- year maintenance framework covering various 'Lots' of work. The main purpose of the framework will be to allow the Association to efficiently appoint pre-selected contractors to carry out planned investment in the stock. If required, the Association will also use the Framework for reactive maintenance works that lie outwith the Association's term contract for reactive maintenance.

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

Kitchens, bathrooms and rewires

Lot No

1

II.2.2) Additional CPV code(s)

- 45300000 - Building installation work

- 45330000 - Plumbing and sanitary works
- 45420000 - Joinery and carpentry installation work

II.2.3) Place of performance

NUTS codes

- UKM82 - Glasgow City

Main site or place of performance

Castlemilk Glasgow

II.2.4) Description of the procurement

Renewal of kitchens and Bathrooms as combined project and additionally where applicable, full rewires. This lot also requires joinery, plumbing and electrical rates to allow the Association to use framework contractors if required for individual reactive maintenance jobs that lie out with the Association's current reactive maintenance contract

II.2.5) Award criteria

Price is not the only award criterion and all criteria are stated only in the procurement documents

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

Start date

1 April 2023

End date

31 March 2027

This contract is subject to renewal

No

II.2.9) Information about the limits on the number of candidates to be invited

Envisaged number of candidates: 5

Objective criteria for choosing the limited number of candidates:

Experience of similar scope of works for two completed contracts [or at least 12 months into current contract] in the social rented housing sector, within the last three years

Experience of providing a service where customers are potentially vulnerable

Experience of achieving high levels of customer satisfaction

Experience of working to and meeting KPI targets

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

Please refer to the documents attached to contract notice for additional information

II.2) Description

II.2.1) Title

Windows and doors, front entrance doors and flat entrance doors

Lot No

2

II.2.2) Additional CPV code(s)

- 45421130 - Installation of doors and windows

II.2.3) Place of performance

NUTS codes

- UKM82 - Glasgow City

Main site or place of performance

Castlemilk, Glasgow

II.2.4) Description of the procurement

Replacement/renewal of windows and doors, front entrance doors and flat entrance doors [off common close] within tenanted properties . This Lot also includes rates for joinery and glazing to allow the Association to use framework contractors if required for individual reactive maintenance jobs that lie out with the Association's current reactive maintenance contract

II.2.5) Award criteria

Price is not the only award criterion and all criteria are stated only in the procurement documents

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

Start date

1 April 2023

End date

31 March 2027

This contract is subject to renewal

No

II.2.9) Information about the limits on the number of candidates to be invited

Envisaged number of candidates: 5

Objective criteria for choosing the limited number of candidates:

Experience of similar scope of works for two completed contracts [or at least 12 months into current contract] in the social rented housing sector, within the last three years

Experience of providing a service where customers are potentially vulnerable

Experience of achieving high levels of customer satisfaction

Experience of working to and meeting KPI targets

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

Please refer to documents attached to contract notice for additional information

II.2) Description

II.2.1) Title

Central heating, boilers, radiators, pipework

Lot No

4

II.2.2) Additional CPV code(s)

- 45330000 - Plumbing and sanitary works

II.2.3) Place of performance

NUTS codes

- UKM82 - Glasgow City

Main site or place of performance

Castlemilk, Glasgow

II.2.4) Description of the procurement

Renewal/ installation of central heating, boilers, radiators, pipework within tenanted properties. This Lot also includes rates for plumbing and heating to allow the Association to use framework contractors if required for individual reactive maintenance jobs that lie out with the Association's current reactive maintenance contract

II.2.5) Award criteria

Price is not the only award criterion and all criteria are stated only in the procurement documents

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

Start date

1 April 2023

End date

31 March 2027

This contract is subject to renewal

No

II.2.9) Information about the limits on the number of candidates to be invited

Envisaged number of candidates: 5

Objective criteria for choosing the limited number of candidates:

Experience of similar scope of works for two completed contracts [or at least 12 months into current contract] in the social rented housing sector, within the last three years

Experience of providing a service where customers are potentially vulnerable

Experience of achieving high levels of customer satisfaction

Experience of working to and meeting KPI targets

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

Please refer to documents attached to the contract notice for more information

II.2) Description

II.2.1) Title

Electrical works, smoke detectors, consumer and re-wiring

Lot No

3

II.2.2) Additional CPV code(s)

- 45310000 - Electrical installation work

II.2.3) Place of performance

NUTS codes

- UKM82 - Glasgow City

Main site or place of performance

Castlemilk, Glasgow

II.2.4) Description of the procurement

Electrical works to tenanted properties, installation of smoke detectors, consumer and re-wiring. This Lot also includes general electrical rates to allow the Association to use framework contractors if required for individual reactive maintenance jobs that lie out with the Association's current reactive maintenance contracts

II.2.5) Award criteria

Price is not the only award criterion and all criteria are stated only in the procurement documents

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

Start date

1 April 2023

End date

31 March 2027

This contract is subject to renewal

No

II.2.9) Information about the limits on the number of candidates to be invited

Envisaged number of candidates: 5

Objective criteria for choosing the limited number of candidates:

Experience of similar scope of works for two completed contracts [or at least 12 months into current contract] in the social rented housing sector, within the last three years

Experience of providing a service where customers are potentially vulnerable

Experience of achieving high levels of customer satisfaction

Experience of working to and meeting KPI targets

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

Please refer to the documents attached to the contract notice for additional information

II.2) Description

II.2.1) Title

Painterwork- closes and external

Lot No

5

II.2.2) Additional CPV code(s)

- 45442110 - Painting work of buildings

II.2.3) Place of performance

NUTS codes

- UKM82 - Glasgow City

Main site or place of performance

Castlemilk, Glasgow

II.2.4) Description of the procurement

Painterwork to common closes and external areas of residential buildings [tenanted]. This Lot also includes for rates for painter, ames taper and plasterer rates to allow the Association to use framework contractors if required for individual reactive maintenance jobs that lie out with the Association's current reactive maintenance contracts

II.2.5) Award criteria

Price is not the only award criterion and all criteria are stated only in the procurement documents

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

Start date

1 April 2023

End date

31 March 2027

This contract is subject to renewal

No

II.2.9) Information about the limits on the number of candidates to be invited

Envisaged number of candidates: 5

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

Please refer to documents attached to contract notice for further information

II.2) Description

II.2.1) Title

Door entry and common close entrance doors

Lot No

6

II.2.2) Additional CPV code(s)

- 45310000 - Electrical installation work

II.2.3) Place of performance

NUTS codes

- UKM82 - Glasgow City

Main site or place of performance

Castlemilk, Glasgow

II.2.4) Description of the procurement

Installation/ renewal of door entry and common close entrance doors at tenanted residential properties. This Lot also includes for rates for communications, door entry and TV to allow the Association to use framework contractors if required for individual reactive maintenance jobs that lie out with the Association's current reactive maintenance contracts.

II.2.5) Award criteria

Price is not the only award criterion and all criteria are stated only in the procurement documents

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

Start date

1 April 2023

End date

31 March 2027

This contract is subject to renewal

No

II.2.9) Information about the limits on the number of candidates to be invited

Envisaged number of candidates: 5

Objective criteria for choosing the limited number of candidates:

Experience of similar scope of works for two completed contracts [or at least 12 months into current contract] in the social rented housing sector, within the last three years

Experience of providing a service where customers are potentially vulnerable

Experience of achieving high levels of customer satisfaction

Experience of working to and meeting KPI targets

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

Please refer to documents attached to contract notice for more information

II.2) Description

II.2.1) Title

Builderwork, fencing, slabbing, landscaping & bin stores

Lot No

7

II.2.2) Additional CPV code(s)

- 45300000 - Building installation work

II.2.3) Place of performance

NUTS codes

- UKM82 - Glasgow City

Main site or place of performance

Castlemilk, Glasgow

II.2.4) Description of the procurement

Builderwork, fencing, slabbing, landscaping & bin stores at tenanted properties. This Lot also includes builderwork rates to allow the Association to use framework contractors if required for individual reactive maintenance jobs that lie out with the Association's current reactive maintenance contracts

II.2.5) Award criteria

Price is not the only award criterion and all criteria are stated only in the procurement documents

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

Start date

1 April 2023

End date

31 March 2027

This contract is subject to renewal

No

II.2.9) Information about the limits on the number of candidates to be invited

Envisaged number of candidates: 5

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

Please refer to additional documents attached to contract notice for more information

II.2) Description

II.2.1) Title

Roofwork, roughcast/ render, gutters/ downpipes

Lot No

8

II.2.2) Additional CPV code(s)

- 45300000 - Building installation work

II.2.3) Place of performance

NUTS codes

- UKM82 - Glasgow City

Main site or place of performance

Castlemilk, Glasgow

II.2.4) Description of the procurement

Roofwork, roughcast/ render repairs, gutters/ downpipes renewal/repairs. This Lot also includes for roofer, rendering, plastering, plumber rates to allow the Association to use framework contractors if required for individual reactive maintenance jobs that lie out with the Association's current reactive maintenance contracts

II.2.5) Award criteria

Price is not the only award criterion and all criteria are stated only in the procurement documents

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

Start date

1 April 2023

End date

31 March 2027

This contract is subject to renewal

No

II.2.9) Information about the limits on the number of candidates to be invited

Envisaged number of candidates: 5

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

Please refer to documents attached to the contract notice for more information

II.2) Description

II.2.1) Title

Work to upgrade/ void residential properties

Lot No

9

II.2.2) Additional CPV code(s)

- 45450000 - Other building completion work

II.2.3) Place of performance

NUTS codes

- UKM82 - Glasgow City

Main site or place of performance

Castlemilk, Glasgow

II.2.4) Description of the procurement

Work to clean, maintain and upgrade void residential properties

II.2.5) Award criteria

Price is not the only award criterion and all criteria are stated only in the procurement documents

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

Start date

1 April 2023

End date

31 March 2027

This contract is subject to renewal

No

II.2.9) Information about the limits on the number of candidates to be invited

Envisaged number of candidates: 5

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

Please refer to the documents attached to contract notice for more information

II.2) Description

II.2.1) Title

Medical adaptations to residential properties

Lot No

10

II.2.2) Additional CPV code(s)

- 45330000 - Plumbing and sanitary works

II.2.3) Place of performance

NUTS codes

- UKM82 - Glasgow City

Main site or place of performance

Castlemilk, Glasgow

II.2.4) Description of the procurement

Work to alter tenanted properties to assist residents with remain resident in their home despite new or deteriorating medical conditions. This will include but is not limited to installation of wet floor showers, grab rails, installation of hoists and associated builder work.

II.2.5) Award criteria

Price is not the only award criterion and all criteria are stated only in the procurement documents

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

Start date

1 April 2023

End date

31 March 2027

This contract is subject to renewal

No

II.2.9) Information about the limits on the number of candidates to be invited

Envisaged number of candidates: 5

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

Please refer to the documents attached to the contract notice for more information

II.2) Description

II.2.1) Title

Water Hygiene Services

Lot No

11

II.2.2) Additional CPV code(s)

- 44611500 - Water tanks

II.2.3) Place of performance

NUTS codes

- UKM82 - Glasgow City

Main site or place of performance

Castlemilk , Glasgow

II.2.4) Description of the procurement

Water hygiene checks at communal tanks within housing stock

II.2.5) Award criteria

Price is not the only award criterion and all criteria are stated only in the procurement documents

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.2.9) Information about the limits on the number of candidates to be invited

Envisaged number of candidates: 5

Objective criteria for choosing the limited number of candidates:

Experience of similar scope of works for the Lot applied for, for two completed contracts [or at least 12 months into current contract] in the social rented housing sector, within the last three years

Experience of providing a service where customers are potentially vulnerable

Experience of achieving high levels of customer satisfaction

Experience of working to and meeting KPI targets

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

Please refer to the documents attached to the contract notice for more information

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

Operatives must [or agree to do so] be UKATA or similar Asbestos Awareness trained;

Operatives delivering gas/ heating works must [or agree to do so] be Gas Safe registered, relevant to the requirements of this contract and hold the Full Domestic ACS qualification;

Operatives delivering electrical services/ works must [or agree to do so] be City & Guilds/ SVQ/ NVQ and electrical regulations 18th Edition trained;

Detector installers to [or agree to] have Aico "Expert Installer" LD2 CPD training certification or equivalent;

Tendering contractors delivering gas/ heating or electrical services/ works must [or agree to do so] be NICEIC or Select and Gas Safe registered, relevant to the requirements of this contract, at company level

III.1.2) Economic and financial standing

Selection criteria as stated in the procurement documents

III.1.3) Technical and professional ability

Selection criteria as stated in the procurement documents

III.2) Conditions related to the contract

III.2.2) Contract performance conditions

As stated in the tender documents

Section IV. Procedure

IV.1) Description

IV.1.1) Type of procedure

Restricted 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 a single operator

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

16 September 2022

Local time

12:00pm

IV.2.3) Estimated date of dispatch of invitations to tender or to participate to selected candidates

28 September 2022

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: 31 March 2023

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

Please refer to documents attached to contract notice

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=701862.

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.

A sub-contract clause has been included in this contract. For more information see:

<http://www.publiccontractsscotland.gov.uk/info/InfoCentre.aspx?ID=2363>

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:

Communities Benefits will be a requirement of any contract awarded under the Framework. Refer to pricing/ contract documentation for more information.

(SC Ref:701862)

VI.4) Procedures for review

VI.4.1) Review body

Glasgow Sheriff Court

1 Carlton Place

Glasgow

G5 9DA

Email

glasgow@scotcourts.gov.uk

Telephone

+44 1414298888

Country

United Kingdom

Internet address

<https://www.scotcourts.gov.uk/the-courts/court-locations/glasgow-sheriff-court-and-justice-of-the-peace-court>