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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](mailto: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](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

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## **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

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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

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



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## **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

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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**

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](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](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](mailto: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>