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Tender

Common Area / Stairwell Cleaning Term Contract

Langstane Housing Association Ltd

F02: Contract notice

Notice identifier: 2024/S 000-024329

Procurement identifier (OCID): ocids-h6vhtk-04873b

Published 2 August 2024, 2:42pm

Section I: Contracting authority

I.1) Name and addresses

Langstane Housing Association Ltd

680 King Street

ABERDEEN

AB24 1SL

Contact

Martin Toward

Email

martin.toward@langstane-ha.co.uk

Telephone

+44 1224423000

Country

United Kingdom

NUTS code

UKM50 - Aberdeen City and Aberdeenshire

Internet address(es)

Main address

<http://www.langstane-ha.co.uk>

Buyer's address

https://www.publiccontractsscotland.gov.uk/search/Search_AuthProfile.aspx?ID=AA14482

I.3) Communication

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

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

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

Common Area / Stairwell Cleaning Term Contract

II.1.2) Main CPV code

- 90911000 - Accommodation, building and window cleaning services

II.1.3) Type of contract

Services

II.1.4) Short description

Having clean and tidy stairwells positively impacts on our tenants' experience and their overall satisfaction with where they live. It's important that the work is carried out to a consistently high standard, with each site left well-maintained and clean and tidy. LHA is seeking to procure the services of a suitably qualified and experienced contractor who can clearly demonstrate an excellent track record in the provision of common area cleaning including internal cleaning of windows. The contract is split into 3 lots: Lot 1 Aberdeenshire, Lot 2 Aberdeen and Lot 3 Moray. In total, there are 83 schemes (259 stairwells) in scope (this may increase or decrease over the term of the contract). The initial term of the contract is 2 years, with 2 optional 1-year extensions.

II.1.5) Estimated total value

Value excluding VAT: £780,000

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

Aberdeenshire

Lot No

1

II.2.2) Additional CPV code(s)

- 90911000 - Accommodation, building and window cleaning services

II.2.3) Place of performance

NUTS codes

- UKM50 - Aberdeen City and Aberdeenshire

Main site or place of performance

Aberdeenshire

II.2.4) Description of the procurement

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II.2.5) Award criteria

Quality criterion - Name: Quality / Weighting: 60

Price - Weighting: 40

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

Duration in months

24

This contract is subject to renewal

Yes

Description of renewals

2 x 1 year optional extensions

II.2.10) Information about variants

Variants will be accepted: No

II.2.11) Information about options

Options: Yes

Description of options

There may be related and/or relevant services required from time to time which will be negotiated with the service provider.

II.2.12) Information about electronic catalogues

Tenders must be presented in the form of electronic catalogues or include an electronic catalogue

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

Community Benefits are required to be delivered

II.2) Description

II.2.1) Title

Aberdeen City

Lot No

2

II.2.2) Additional CPV code(s)

- 90911000 - Accommodation, building and window cleaning services

II.2.3) Place of performance

NUTS codes

- UKM50 - Aberdeen City and Aberdeenshire

II.2.4) Description of the procurement

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

Duration in months

24

This contract is subject to renewal

Yes

Description of renewals

2 x 1 year extensions

II.2.10) Information about variants

Variants will be accepted: No

II.2.11) Information about options

Options: Yes

Description of options

Additional related services may be added.

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

Community benefits are required.

II.2) Description

II.2.1) Title

Moray

Lot No

3

II.2.2) Additional CPV code(s)

- 90911000 - Accommodation, building and window cleaning services

II.2.3) Place of performance

NUTS codes

- UKM62 - Inverness & Nairn and Moray, Badenoch & Strathspey

II.2.4) Description of the procurement

Having clean and tidy stairwells positively impacts on our tenants' experience and their overall satisfaction with where they live. It's important that the work is carried out to a consistently high standard, with each site left well-maintained and clean and tidy. LHA is seeking to procure the services of a suitably qualified and experienced contractor who can clearly demonstrate an excellent track record in the provision of common area cleaning including internal cleaning of windows. The contract is split into 3 lots: Lot 1 Aberdeenshire, Lot 2 Aberdeen and Lot 3 Moray. In total, there are 83 schemes (259 stairwells) in scope (this may increase or decrease over the term of the contract). The initial term of the contract is 2 years, with 2 optional 1-year extensions.

II.2.5) Award criteria

Quality criterion - Name: Quality / Weighting: 60

Price - Weighting: 40

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

Duration in months

24

This contract is subject to renewal

Yes

Description of renewals

2 1-year optional extensions

II.2.10) Information about variants

Variants will be accepted: No

II.2.11) Information about options

Options: Yes

Description of options

Relevant services may be added over the life of the contract.

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

Community benefits are required.

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

Must be a member of accredited Health & Safety accreditation e.g. SSIP accredited - SafeContractor, CHAS or Constructionline

III.1.2) Economic and financial standing

List and brief description of selection criteria

Minimum Turnover

Financial ratios

Minimum level(s) of standards possibly required

Minimum Turnover per annum in each of the last 3 years. Lot 1 GBP111,000 Lot 2 GBP282,000 Lot 3 GBP72,000

In the last 3 years of accounts, Current Assets/ Current Liabilities needs to be 1.0 or more

III.1.3) Technical and professional ability

List and brief description of selection criteria

Evidence of relevant past experience and high quality performance

Minimum level(s) of standards possibly required

Bidders must be able to provide 2 examples of having provided similar services within the last 3 years which includes evidence of high quality performance and user satisfaction.

III.2) Conditions related to the contract

III.2.2) Contract performance conditions

The contract is subject to Key Performance Indicators regarding meeting the schedule of work, quality of work, tenant satisfaction, relationship with the Association, administration and health & safety.

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

16 September 2024

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: 31 March 2025

IV.2.7) Conditions for opening of tenders

Date

16 September 2024

Local time

12:00pm

Place

Aberdeen

Section VI. Complementary information

VI.1) Information about recurrence

This is a recurrent procurement: Yes

Estimated timing for further notices to be published: 2028

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

Bidders must carry out a full site audit prior to bidding. This is mandatory. Any bidders who have not done so will automatically be excluded. The deadline for requesting a site visit is 23rd August 2024.

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=774188.

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:

The successful bidder will discuss and agree with the Association proportionate community benefits which will be contractually binding.

(SC Ref:774188)

Download the ESPD document here:

https://www.publiccontractsscotland.gov.uk/ESPD/ESPD_Download.aspx?id=774188

VI.4) Procedures for review

VI.4.1) Review body

Aberdeen Sheriff Court

Aberdeen

Country

United Kingdom