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Tender

## **Housing Term Maintenance 2022 - 2025**

Perth & Kinross Council

F02: Contract notice

Notice identifier: 2021/S 000-030346

Procurement identifier (OCID): ocds-h6vhtk-02bd1e

Published 7 December 2021, 12:15pm

The closing date and time has been changed to:

**14 January 2022, 12:00pm**

See the [change notice](#).

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

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

Perth & Kinross Council

2 High Street

Perth

PH1 5PH

#### **Contact**

Louise Robinson

#### **Email**

[LARobinson@pkc.gov.uk](mailto:LARobinson@pkc.gov.uk)

**Telephone**

+44 1738475000

**Country**

United Kingdom

**NUTS code**

UKM77 - Perth & Kinross and Stirling

**Internet address(es)**

Main address

<http://www.pkc.gov.uk>

Buyer's address

[https://www.publiccontractsscotland.gov.uk/search/Search\\_AuthProfile.aspx?ID=AA00372](https://www.publiccontractsscotland.gov.uk/search/Search_AuthProfile.aspx?ID=AA00372)

**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/>

Electronic communication requires the use of tools and devices that are not generally available. Unrestricted and full direct access to these tools and devices is possible, free of charge, at

<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**

Housing Term Maintenance 2022 - 2025

Reference number

PKC10995

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

- 45211100 - Construction work for houses

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

Works

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

Perth and Kinross Council ("the Purchaser") are seeking to appoint suitably qualified and experienced Contractors under a multi-lot Framework Agreement to carry out works of a responsive repair nature to all domestic properties owned or occupied by Perth and Kinross Council within the Contract area.

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

Value excluding VAT: £5,500,000

#### **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**

Plumbing Works

Lot No

1

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

- 45330000 - Plumbing and sanitary works
- 45332000 - Plumbing and drain-laying work

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

NUTS codes

- UKM77 - Perth & Kinross and Stirling

Main site or place of performance

Perth and Kinross area.

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

General plumber works to water services and waste piping, sanitary ware and fittings, storage tanks, below ground drainage work, including jetting and hand rodding, drain lining.

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

Quality criterion - Name: Quality / Weighting: 40

Price - Weighting: 60

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

Value excluding VAT: £360,000

### **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

Option to extend for up to a further 12 Months.

#### **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**

Electrical Works

Lot No

2

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

- 45311000 - Electrical wiring and fitting work
- 45310000 - Electrical installation work
- 45317000 - Other electrical installation work

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

NUTS codes

- UKM77 - Perth & Kinross and Stirling

Main site or place of performance

Perth and Kinross Council Area

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

General electrical works to wiring and electrical installations, including door entry, AICO smoke detection systems where applicable.

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

Quality criterion - Name: Quality / Weighting: 40

Price - Weighting: 60

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

Value excluding VAT: £700,000

#### **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

Option to extend for up to a further 12 Months.

#### **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**

Joiner Works

Lot No

3

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

- 45421000 - Joinery work

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

NUTS codes

- UKM77 - Perth & Kinross and Stirling

Main site or place of performance

Perth and Kinross Council area.

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

General joiner works to fixtures and fittings within domestic properties and external work e.g. fascia's, soffits, windows, doors and any other external elements when required.

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

Quality criterion - Name: Quality / Weighting: 40

Price - Weighting: 60

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

Value excluding VAT: £640,000

### **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

Option to extend for up to a further 12 Months.

#### **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**

Builder & Wet Trades

Lot No

4

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

- 45262522 - Masonry work

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

NUTS codes

- UKM77 - Perth & Kinross and Stirling

Main site or place of performance

Perth and Kinross Council area.

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

General masonry works, internal and external, working at height.



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

Quality criterion - Name: Quality / Weighting: 40

Price - Weighting: 60

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

Value excluding VAT: £420,000

### **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

Option to extend for up to a further 12 Months.

### **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**

Painter and Decorator Works

Lot No

5

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

- 45442110 - Painting work of buildings
- 45442100 - Painting work
- 45442180 - Repainting work

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

NUTS codes

- UKM77 - Perth & Kinross and Stirling

Main site or place of performance

Perth and Kinross Council area.

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

General painter works, internal and external, working at height.

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

Quality criterion - Name: Quality / Weighting: 40

Price - Weighting: 60

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

Value excluding VAT: £300,000

### **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

Option to extend for up to a further 12 Months.

### **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**

Glazing Works

Lot No

6

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

- 45441000 - Glazing work

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

NUTS codes

- UKM77 - Perth & Kinross and Stirling

Main site or place of performance

Perth and Kinross Council area.

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

General glazing works to windows and doors.

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

Quality criterion - Name: Quality / Weighting: 40

Price - Weighting: 60

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

Value excluding VAT: £828,000

### **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

Option to extend for up to a further 12 Months.

### **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**

Drainage Works

Lot No

7

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

- 45232452 - Drainage works

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

NUTS codes

- UKM77 - Perth & Kinross and Stirling

Main site or place of performance

Perth and Kinross Council area.

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

External drainage works including below ground drainage work, jetting and hand rodding, drain lining

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

Quality criterion - Name: Quality / Weighting: 40

Price - Weighting: 60

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

Value excluding VAT: £752,000

#### **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

Option to extend for up to a further 12 Months.

#### **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**

Solid Fuel Servicing & Maintenance

Lot No

8

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

- 45232141 - Heating works

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

NUTS codes

- UKM77 - Perth & Kinross and Stirling

Main site or place of performance

Perth and Kinross Council area.

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

Annual servicing to all solid fuel systems and general ad-hoc maintenance and repairs including replacement of parts.

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

Quality criterion - Name: Quality / Weighting: 40

Price - Weighting: 60

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

Value excluding VAT: £120,000

### **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

Option to extend for up to a further 12 Months.

#### **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**

Blacksmith Works

Lot No

9

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

- 71550000 - Blacksmith services

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

NUTS codes

- UKM77 - Perth & Kinross and Stirling

Main site or place of performance

Perth and Kinross Council area.

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

General smith work including handrails, fencing, gates, components

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

Quality criterion - Name: Quality / Weighting: 40

Price - Weighting: 60

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

Value excluding VAT: £80,000

#### **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

Option to extend for up to a further 12 Months.

#### **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**



## Fencing Works

Lot No

10

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

- 45342000 - Erection of fencing

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

NUTS codes

- UKM77 - Perth & Kinross and Stirling

Main site or place of performance

Perth and Kinross Council area.

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

General fencing, renewal and repairs to timber fencing.

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

Quality criterion - Name: Quality / Weighting: 40

Price - Weighting: 60

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

Value excluding VAT: £80,000

### **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

Option to extend for up to a further 12 Months.

#### **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

4A.1 If required, bidders are required to be enrolled in the relevant professional or trade registers within the country in which they are established.

Bidders that are applying for the following Lots must confirm that they are registered members of the following organisations:-

Lot 1 – Plumbing

Scottish and Northern Ireland Plumbing Employers Federation (SNIPEF)

Lot 2 – Electrical

The National Inspection Council for Electrical Installation Contracting (NICEIC) or SELECT or ECA.

Lot 8 – Solid Fuel Servicing and Maintenance

Heating & Ventilation Contractors Association (HVCA or Building and Engineering Services Association - BESA), or equivalent, and this must be maintained for the duration of the contract.

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

List and brief description of selection criteria

4B.4 Bidders will be required to state the value(s) for the following financial ratio(s) for the last two financial years:

- Current Ratio
- Net Worth (GBP)

4B.5.1 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 types and levels of insurance indicated below:

Minimum level(s) of standards possibly required

4B.4

The acceptable range for each financial ratio is:

- It is expected that the Current Ratio is a minimum of 1.00 for each year, and the Net Worth of the business will be a Total Net Assets position in each of the 2 years.

The ratio will be calculated as follows:

- Current Ratio = Current Assets divided by Current Liabilities (Current Asset and Current Liability values obtained directly from the Balance Sheet)
- Net Worth (GBP) = Total Assets less Total Liabilities (value obtained directly from the Balance Sheet)

The acceptable range is:

1. Current Ratio - it is expected that the ratio is equal to or greater than 1 for both years, i.e. Current Assets will equal or exceed Current Liabilities. Reasons for not meeting the required test to be disclosed by tenderers together with appropriate supporting evidence to confirm the suitability of the tenderer for the contract.

2. Net Worth - it is expected that the Net Worth will be positive for both years, i.e. a Net Assets position. Reasons for not meeting the required test to be disclosed together with appropriate supporting evidence to confirm the suitability of the tenderer for the contract.

#### 4B.5.1

Employer's (Compulsory) Liability Insurance = 10,000,000 GBP

Public Liability Insurance = 5,000,000 GBP

Professional Indemnity Insurance = 2,000,000 GBP

<http://www.hse.gov.uk/pubns/hse40.pdf>

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

List and brief description of selection criteria

4C.1 Bidders will be required to provide examples of works carried out in the past five years that demonstrate that they have the relevant experience to deliver the work as described in part II.2.4 of the Find a Tender Service Contract Notice or the relevant section of the Site Notice.

4C.2 Bidders will be required to confirm details of the technicians or technical bodies who they can call upon, especially those responsible for quality control.

4C.8.1 Bidders will be required to confirm their average annual manpower for the last three years.

4C.10 Bidders will be required to confirm whether they intend to subcontract and, if so, for what proportion of the contract.

Minimum level(s) of standards possibly required

#### 4C.1

Provide 2 examples of similar works and should be relevant to the trade or lot that the bidder is tendering for

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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: 40

In the case of framework agreements, provide justification for any duration exceeding 4 years:

N/A

#### **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.2.1) Previous publication concerning this procedure**

Notice number: [2021/S 000-013739](#)

#### **IV.2.2) Time limit for receipt of tenders or requests to participate**

Originally published as:

Date

10 January 2022

Local time

12:00pm

Changed to:

Date

14 January 2022

Local time

12:00pm

See the [change notice](#).

#### **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

10 January 2022

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: January 2026

### **VI.3) Additional information**

The buyer is using PCS-Tender to conduct this ITT exercise. The Project code is 20238.  
For more information see:

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

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:

Community Benefits is the term used to refer to a range of 'social issues' including targeted recruitment and training, equal opportunities considerations, supply chain initiatives, awareness raising programmes and community engagement activity which contribute more widely to sustainable procurement.

Sustainable procurement is defined as “a process that achieves value for money on a whole life basis and generates benefits not only to the organisation, but also to society and the economy whilst minimising damage to the environment.”

Perth & Kinross Council is committed to securing Community Benefits from all contracts wherever possible and will require successful Contractors to work with it, as part of the delivery of the services, in transforming the community in a real and sustainable manner.

The provision of Community Benefits will be monitored in regular contract review meetings with Contractors and reported on during the term of the Contract.

(SC Ref:675924)

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

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

Perth Sheriff Court

Tay Street

Perth

Country

United Kingdom