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Tender

## **Glasgow Pool Plant Maintenance**

City Building (Glasgow) LLP

F02: Contract notice

Notice identifier: 2025/S 000-033044

Procurement identifier (OCID): ocds-h6vhtk-054e7d

Published 17 June 2025, 3:32pm

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

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

City Building (Glasgow) LLP

350 Darnick Street

Glasgow

G21 4BA

#### **Contact**

Keith Smith

#### **Email**

[keith.smith@citybuildingglasgow.co.uk](mailto:keith.smith@citybuildingglasgow.co.uk)

#### **Telephone**

+44 1412871955

## **Country**

United Kingdom

## **NUTS code**

UKM82 - Glasgow City

## **Internet address(es)**

Main address

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

Buyer's address

[https://www.publiccontractsscotland.gov.uk/search/Search\\_AuthProfile.aspx?ID=AA11002](https://www.publiccontractsscotland.gov.uk/search/Search_AuthProfile.aspx?ID=AA11002)

## **I.3) Communication**

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

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

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

Tenders or requests to participate must be submitted to the above-mentioned address

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

Other type

A subsidiary company of 2 public bodies

## **I.5) Main activity**

Other activity

Maintenance, Construction & Manufacturing

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## **Section II: Object**

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

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

Glasgow Pool Plant Maintenance

Reference number

CBG262

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

- 50000000 - Repair and maintenance services

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

Services

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

City Building requires on behalf of its clients to manage and maintain a range of swimming pools and hydrotherapy pools across the client estate. Within all the swimming pools and hydrotherapy pools City Building is looking to contract with a company who can provide a

reactive and planned maintenance regime in-line with the associated filtration systems that are outlined in the tender documents. These

facilities are important in the cultural landscape of the city and help to provide:-

Improve health and well-being.

Learn important skills.

Family friendly places.

Social interaction.

To this end it is essential that City Building contracts with a provider that can fully demonstrate expertise and excellence in the scope

required. The successful bidder must understand the requirement for business agility and

cost control across the service.

The term of the contract will be three years with options to extend by 24 months (1 year plus 1 year)

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

Value excluding VAT: £2,000,000

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

This contract is divided into lots: No

## **II.2) Description**

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

- 50710000 - Repair and maintenance services of electrical and mechanical building installations
- 50712000 - Repair and maintenance services of mechanical building installations
- 50711000 - Repair and maintenance services of electrical building installations
- 50500000 - Repair and maintenance services for pumps, valves, taps and metal containers and machinery
- 50530000 - Repair and maintenance services of machinery
- 50531000 - Repair and maintenance services for non-electrical machinery
- 50532000 - Repair and maintenance services of electrical machinery, apparatus and associated equipment
- 43324100 - Equipment for swimming pools
- 45259000 - Repair and maintenance of plant

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

NUTS codes

- UKM82 - Glasgow City

Main site or place of performance

Glasgow

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

City Building requires on behalf of its clients to manage and maintain a range of swimming pools and hydrotherapy pools across the client

estate. Within all the swimming pools and hydrotherapy pools City Building is looking to contract with a company who can provide a

reactive and planned maintenance regime in-line with the associated filtration systems that are outlined in the tender documents. These

facilities are important in the cultural landscape of the city and help to provide:

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required. The successful bidder must understand the requirement for business agility and cost control across the service.

The term of the contract will be three years with options to extend by 24 months (1 year + 1 Year).

The venues are listed below (please note these may be subject to change and venues added or deleted)

Easterhouse (The Bridge) Swimming Pools

Castlemilk Leisure Centre swimming Pools

Tollcross aquatics Centre Swimming Pools

Emirates Arena Vitality Pool

Whitehill Swimming Pool

Gorbals Leisure Centre Swimming Pools

Springburn Leisure Centre Swimming Pools

North Woodside Leisure Centre Swimming Pool

Pollok Leisure Centre Swimming Pool

Bellahouston Leisure Centre Swimming Pools

Scotstoun Leisure Centre Swimming Pools

Drumchapel Swimming Pools

Maryhill Leisure centre Swimming Pools

Croftcoin School (Hydrotherapy Pool)

Kelbourne School (Hydrotherapy Pool)

Keppoch Campus (Hydrotherapy Pool) Currently drained due to major leak.

Hazelwood School (Hydrotherapy Pool)

Langlands School (Hydrotherapy Pool)

Abercorn School (Swimming Pool)

Ashcraig / Ashton (Swimming Pool)

City Building is also looking to contract with providers who undertake best practice and guidance to adhere to Pool Water Treatment

Advisory Group (PWTAG) within the pool plant industry.

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

Quality criterion - Name: Quality / Weighting: 30

Price - Weighting: 70

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

Value excluding VAT: £2,000,000

## **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

The contract will originally for 36 months plus extensions of 1 year + 1 year.

This means the contract may be 48 months or 60 months depending on length of extensions.

As such there will be a renewal of this contract under a new procurement either in 2028, 2029 or 2030 depending on what renewal options

are chosen.

## **II.2.10) Information about variants**

Variants will be accepted: No

## **II.2.11) Information about options**

Options: No

## **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



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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

List and brief description of conditions:

All works shall be carried out in accordance with best practices and shall include all proposed amendments to standard practices prior to the

requirement for legal conformity, at the time of formal proposal, principally with regard to the following:

The Factories Act.

The Health and Safety at Work Act.

BS 7671:2008 Requirements for Electrical Installations (IEE Wiring Regulations 17th Edition) and all subsequent amendments.

All other statutory acts applicable to the works and local amendments or by-laws.

British Standards and EC Directives.

The Control of Substances Hazardous to Health (COSHH) Regulations.

Construction (Design and Management) Regulations.

Health and Safety documents L21, L22, L23, L24, L25.

Water Supply Regulations.

Control of Pollution Act 1974 Section 60.

HSE Approved Code of Practice for Control of Legionella Bacteria in Water Systems ACoP L08.

HSE Reporting of Injuries, Disease, and Dangerous Occurrences Regulations (RIDDOR).

Waste Electrical and Electronic Equipment (WEEE) directives.

Energy Performance of Buildings Directive (EPBD).

Control of Asbestos Regulations 2012.

Swimming Pool Water Treatment and Quality Standards for Swimming Pools and Spas(PWTAG) 2017 [including all recent updates]

HSG 179 Health and Safety in Swimming Pools

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

List and brief description of selection criteria

Bidders must comply with the undernoted financial requirements in order

to participate in the tendering process:-

There is a minimum financial requirement that affects trading performance and balance sheet strength

Financial requirements for trading performance and balance sheet strength should be calculated on latest filed accounts

accounts with Companies House

Trading Performance

An overall positive outcome on pre tax profits over a 3 year period

Exceptional items can be excluded from the calculation.

The above would be expressed in the ratio Pre-Tax Profit/Turnover

Balance Sheet strength

Net worth of the organisation must be positive at the time of evaluation

and organisation must not be subject to an insolvency process.

Intangibles can be included for purposes of the Total Assets figure.

The above would be expressed in the ratio Total Assets/Total Liabilities

Companies that are only required to file abbreviated accounts, must submit full sets of accounts

for the last two individual years filed, in order for the three year profitability requirement to be verified

An applicant should have no outstanding issues, with regard to statutory filing requirements with Companies House.

Applicants who have been trading for less than the 3 years noted above must provide evidence that they are complying with the above minimum financial requirements for the period in which they have been trading.

Applicants who do not comply with the above financial requirements but are part of a Group, can provide a Parent Guarantee if the Parent company satisfies the financial requirements stipulated above.

City Building (Glasgow) LLP reserves the right, at its own discretion, to seek such other information from the Bidder

in accordance with Regulations 61(7) or Regulation 61 (8) of the Public Contracts (Scotland) Regulations 2015

to prove the Bidder's economic and financial standing.

The insurance requirements for this contract are as follows –

#### Employer's Liability

The organisation/consultant shall take out and maintain throughout the period of their services Employer's Liability insurance to the value

of at least TEN MILLION (GBP10,000,000) POUNDS STERLING in respect of any one claim and unlimited in the period.

#### Public Liability

The organisation/consultant shall take out and maintain throughout the period of their services Public Liability insurance to the value of at

least TEN MILLION ("GBP" 10,000,000) POUNDS STERLING in respect of any one claim and unlimited in the period.

#### Products Insurance

The organisation/consultant shall take out and maintain throughout the period of their services Products Liability insurance to the value of

at least TEN MILLION ("GBP"10,000,000) POUNDS STERLING in respect of any one claim and in the aggregate.

#### Professional Indemnity

The organisation/consultant shall take out and maintain throughout the period of their services and for a further 6 years on completion of

their service, Professional Indemnity insurance to the value of a minimum TWO MILLION ("GBP"2,000,000) POUNDS STERLING in

respect of any one claim and in the aggregate

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

List and brief description of selection criteria

SPD 4C.1.2 Statement [GOODS AND SERVICES ONLY]

CBG's guidance for this question is detailed below-

Provide two relevant examples from within the last five years that demonstrate your organisation has the relevant and necessary skills, expertise, and experience to deliver the service required by CBG.

For each relevant example the following information should be provided but is not limited to –

1. an overview of the contract including customer name, contract start and completion date and contract value.

2. a thorough and detailed description for each example of the scope of the requirement and service provided by you demonstrating

experience in dealing with a contract the same or similar in scope and complexity to the CBG's requirements.

Your response to this question should not exceed, for each example, 2 x A4 sides, this page count includes all text (Arial font 11),

photographs, figures and diagrams.

Where a submission exceeds the maximum number of pages indicated per example, no account will be taken of the content of the pages

beyond the maximum.

### Weighting

The weighting will be out of 100 with 50% attributed to each example. A minimum pass mark of 50 out of 100 is required overall for this question. Any bidder who fails to achieve the minimum score for this question will be excluded from the process at this stage.

Minimum level(s) of standards required:

Bidders must score a minimum of 60% in total for question 4C.1.2 question. Any Bidder who fails to achieve the minimum points score

will be disqualified.

Selection Criteria (Quality 30%)

Total Technical Weighting

Service Delivery 40%

Staff Resource 30%

Contract Management 25%

Fair Work First 5%

Full details will be in the tender documents.

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## **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

17 July 2025

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

17 July 2025

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: Contract is for 3 years with options to extend by 1 year + 1 year so new procurement exercise would be in 2028, 2029 or 2030 depending

on what extension options are chosen

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

Health and Safety will be assessed on a PASS/FAIL basis - Bidders must hold

ISO18001/ISO450001, or lot specific SSIP or comply with all questions in the Health and Safety Questionnaire.

Environmental will be assessed on a PASS/FAIL basis - Bidders must hold ISO14001 or comply with all questions in the Environmental Questionnaire.

Quality will be assessed on a PASS/FAIL basis - Bidders must hold ISO 9001 or comply with all questions in the Quality Questionnaire.

Freedom of Information Act - Information on the FOI act is contained in the tender documents

Insurance Mandate - Bidders will be asked to sign and return an Insurance Mandate that authorises CBG to request copies of insurance documents from the bidders insurance provider, should the bidder be successful

Non Collusion - Bidders will be required to complete the Non Collusion Certificate contained within the tender documents.



Additional information relevant to this contract opportunity can be found in the tender documents and SPD guidance documents

The buyer is using PCS-Tender to conduct this tender exercise. The Project code is 28763.

Fair Work First - This will be scored as 5% in the evaluation. Full details are in the ITT.

The Contract is to be placed under, standard form SBCC Measured-Term Contract 2019 edition.

The term of the contract will be three years with options to extend by 24 months.

The buyer is using PCS-Tender to conduct this ITT exercise. The Project code is 28763. For more information see:

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

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:

CBG is requesting community benefits on a Mandatory basis for this the tender.

CBG has a strong reputation for social values. At CBG where we are “Building a Sustainable Future”, we are providing skills to the

workforce of tomorrow and generating true economic and sustainable benefits in our local communities and beyond.

We are committed to:

Delivering lasting employment opportunities to local people, including those with a disability and/or from minority groups.

Engaging directly with local community groups, organisations and other agencies to ensure we maximise opportunities to improve local

areas and overall well-being.

- Combining commercial success with socially and environmentally responsible practices by giving life changing opportunities to those far

removed from the labour market.

Our strong commitment to sustainable development will ensure that we continue to leave positive and lasting legacies for future

generations and inspire transformations in local communities.

Community Benefits will be mandatory on a Pass/Fail basis and will therefore not be evaluated as part of the tender evaluation. Community

benefits will therefore be a contractual requirement and form part of the awarded contract.

Bidders must commit to paying 0.5% of the annual income derived from this contract with CBG to Community Benefits the detail of which

to be determined by CBG, acting reasonably.

(SC Ref 791998)

The buyer is using PCS-Tender to conduct this ITT exercise. The Project code is 29453. For more information see:

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

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:

0.5% of contracted spend

(SC Ref:801267)

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

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

Glasgow Sheriff Court

PO Box 23, 1 Carlton Place

Glasgow

G5 9DA

Country

United Kingdom

### **VI.4.3) Review procedure**

Precise information on deadline(s) for review procedures

City Building (Glasgow) LLP must, by notice in writing as soon as possible, after the decision has been made, inform all bidders and

candidates concerned of its decision to award the contract. City Building (Glasgow) LLP must allow a period of at least the relevant

standstill period (where the notice is sent by facsimile or electronic means the period is 10 days ending at midnight at the end of the 10th

day after that on which the notice is sent, when sent by other means the period is 15 days) to elapse between the date of dispatch of the

notice referred to in Regulation 86 of the Public Contract (Scotland) Regulations 2015 “the Regulations”). City Building (Glasgow) LLP is

obliged to comply with the Regulations and any eligible economic operator can bring an action in the Sheriff Court or the Court of

Session where as a consequence of a breach by City Building (Glasgow) LLP, suffers or risks suffering loss or damage. The bringing of

court proceedings during the standstill period means that City Building (Glasgow) LLP must not enter into the contract unless the

proceedings are determined, discontinued or disposed of; or the court, by interim order, brings to an end the prohibition. The bringing of

court proceedings after the standstill period has elapsed and the remedies that are available to the courts are detailed in the Regulations.

Economic Operators can write to City Building (Glasgow) LLP seeking further clarification on the notice, to which City Building

(Glasgow) LLP must respond within 15 days. Economic Operators

should be mindful to seek their own independent legal advice when they consider

appropriate to do so.