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Tender

Commercial Heating Service, Repair and Maintenance

Fife Council

F02: Contract notice

Notice identifier: 2025/S 000-033177

Procurement identifier (OCID): ocids-h6vhtk-04eae1

Published 18 June 2025, 10:29am

The closing date and time has been changed to:

6 August 2025, 12:00pm

See the [change notice](#).

Section I: Contracting authority

I.1) Name and addresses

Fife Council

Fife House, North Street

Glenrothes

KY7 5LT

Contact

Billie Robb

Email

billie.robb@fife.gov.uk

Telephone

+44 3451550000

Country

United Kingdom

NUTS code

UKM72 - Clackmannanshire and Fife

Internet address(es)

Main address

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

Buyer's address

https://www.publiccontractsscotland.gov.uk/search/Search_AuthProfile.aspx?ID=AA00187

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

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

www.publiccontractsscotland.gov.uk

I.4) Type of the contracting authority

Regional or local authority

I.5) Main activity

Other activity

Commercial Heating

Section II: Object

II.1) Scope of the procurement

II.1.1) Title

Commercial Heating Service, Repair and Maintenance

Reference number

CW0288

II.1.2) Main CPV code

- 50720000 - Repair and maintenance services of central heating

II.1.3) Type of contract

Services

II.1.4) Short description

The requirement is for Commercial Heating Service, Repairs and Maintenance of approximately 340 Property Services sites and 24 Housing Services sites and comprises:

All Fife Council's public buildings including schools, halls, sports centres, older person's homes, offices, sheltered housing complexes etc.

Social Work Services group homes and Education Services janitorial houses which are of a more domestic nature.

Plant and equipment consisting of but not limited to natural gas, LPG & oil- fired commercial boilers, water heaters, radiant tube heaters, warm air heaters etc.

School Science Lab equipment (booms, taps, bollards, fume cupboards, sensors etc) and technical room equipment (forges etc).

Pressurisation units, booster pumps, fan assisted convectors, chimney sweeping, chimney inspections, rainwater harvesting pumps, solar systems and PV installations.

Two large district heating schemes Dunfermline Community Energy Scheme and Glenrothes Energy Network.

II.1.5) Estimated total value

Value excluding VAT: £10,200,000

II.1.6) Information about lots

This contract is divided into lots: Yes

Tenders may be submitted for maximum number of lots
2

II.2) Description

II.2.1) Title

Commercial Heating Repairs and Maintenance

Lot No

1

II.2.2) Additional CPV code(s)

- 71314310 - Heating engineering services for buildings
- 50721000 - Commissioning of heating installations
- 50720000 - Repair and maintenance services of central heating
- 45331100 - Central-heating installation work
- 44621221 - Parts of central-heating boilers
- 44621220 - Central-heating boilers

- 44621110 - Central-heating radiators
- 44620000 - Central-heating radiators and boilers and parts
- 44115200 - Plumbing and heating materials
- 42515000 - District heating boiler
- 39715210 - Central-heating equipment
- 39715200 - Heating equipment

II.2.3) Place of performance

NUTS codes

- UKM72 - Clackmannanshire and Fife

II.2.4) Description of the procurement

The requirement is for Commercial Heating Service, Repairs and Maintenance of approximately 340 Property Services sites and 24 Housing Services sites and comprises:

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Plant and equipment consisting of but not limited to natural gas, LPG & oil- fired commercial boilers, water heaters, radiant tube heaters, warm air heaters etc.

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Pressurisation units, booster pumps, fan assisted convectors, chimney sweeping, chimney inspections, rainwater harvesting pumps, solar systems and PV installations.

Two large district heating schemes Dunfermline Community Energy Scheme and Glenrothes Energy Network.

II.2.5) Award criteria

Quality criterion - Name: Quality / Weighting: 40

Price - Weighting: 60

II.2.6) Estimated value

Value excluding VAT: £10,632,000

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

Start date

1 October 2025

End date

30 September 2030

This contract is subject to renewal

Yes

Description of renewals

Optional extension of up to 3 years

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

District Heating Repairs and Maintenance

Lot No

2

II.2.2) Additional CPV code(s)

- 09323000 - District heating
- 42515000 - District heating boiler
- 45232140 - District-heating mains construction work
- 45251250 - District-heating plant construction work

II.2.3) Place of performance

NUTS codes

- UKM72 - Clackmannanshire and Fife

Main site or place of performance

Fife

II.2.4) Description of the procurement

MAINTENANCE AND REPAIRS TO COMMERCIAL HEATING INSTALLATIONS FRAMEWORK

1ST OCTOBER 2025 – 30TH SEPTEMBER 2030 WITH OPTIONAL EXTENSION OF 3 YEARS

II.2.5) Award criteria

Quality criterion - Name: Quality / Weighting: 40

Price - Weighting: 60

II.2.6) Estimated value

Value excluding VAT: £520,000

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

Start date

1 October 2025

End date

30 September 2029

This contract is subject to renewal

Yes

Description of renewals

Optional extension of up to 3 years

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

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

Se SPD Guidance document and SPD

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

Fife Council Terms and Conditions of Purchase of Services will apply to this Framework. Please see document entitled “CW0288 - Commercial Heating Conditions of Contract”

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: 3

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

Allows for technological upgrades to be developed and implemented before the end of the Framework. Delivery of the 5-year safety valve replacement programme, ensuring compliance with Health and Safety legislation and insurance requirements.

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: [2025/S 000-008488](#)

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

Originally published as:

Date

29 July 2025

Local time

12:00pm

Changed to:

Date

6 August 2025

Local time

12:00pm

See the [change notice](#).

IV.2.4) Languages in which tenders or requests to participate may be submitted

English

IV.2.7) Conditions for opening of tenders

Date

29 July 2025

Local time

12:00pm

Section VI. Complementary information

VI.1) Information about recurrence

This is a recurrent procurement: Yes

Estimated timing for further notices to be published: Optional extension available until 30th Sept 2033

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

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=802032.

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:

Please see Quality Criteria

(SC Ref:802032)

Download the ESPD document here:

https://www.publiccontractsscotland.gov.uk/ESPD/ESPD_Download.aspx?id=802032

VI.4) Procedures for review

VI.4.1) Review body

Kirkcaldy Sheriff Court

Kirkcaldy

Country

United Kingdom