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Tender

## **Gas Central Heating Servicing and Reactive Maintenance Contract/Audit/Out of Hours Call-out Service**

Atrium Homes

F02: Contract notice

Notice identifier: 2023/S 000-034057

Procurement identifier (OCID): ocids-h6vhtk-041aba

Published 17 November 2023, 10:57am

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

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

Atrium Homes

Atrium House, 14 Central Avenue

Kilmarnock

KA1 4PS

#### **Contact**

Celia Taylor / Barry Lees / Rae Wilson

#### **Email**

[info@atrium-homes.co.uk](mailto:info@atrium-homes.co.uk)

#### **Telephone**

+44 1563528816

#### **Country**

United Kingdom

**NUTS code**

UKM93 - East Ayrshire and North Ayrshire mainland

**Internet address(es)**

Main address

<http://www.atrium-homes.co.uk>

Buyer's address

[https://www.publiccontractsscotland.gov.uk/search/Search\\_AuthProfile.aspx?ID=AA19462](https://www.publiccontractsscotland.gov.uk/search/Search_AuthProfile.aspx?ID=AA19462)

**I.2) Information about joint procurement**

The contract is awarded by a central purchasing body

**I.3) Communication**

Access to the procurement documents is restricted. Further information can be obtained at

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

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

Body governed by public law

## **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**

Gas Central Heating Servicing and Reactive Maintenance Contract/Audit/Out of Hours Call-out Service

Reference number

19/1294

#### **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 service comprises the annual service and maintenance to all Association owned appliances of gas heating systems and appliances following manufacturer's requirements and shall include everything necessary for this check, including but not restricted to all labour, parts etc of all gas installations, including appliances and flues.

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

Value excluding VAT: £200,000

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

This contract is divided into lots: No

### **II.2) Description**

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

- 39715200 - Heating equipment
- 09121200 - Mains gas
- 50720000 - Repair and maintenance services of central heating

- 42160000 - Boiler installations
- 44620000 - Central-heating radiators and boilers and parts
- 44621000 - Radiators and boilers
- 44621200 - Boilers
- 24961000 - Radiator fluids
- 42131110 - Central-heating radiator valves
- 44621110 - Central-heating radiators
- 50800000 - Miscellaneous repair and maintenance services
- 39721410 - Gas appliances
- 50531200 - Gas appliance maintenance services
- 39715210 - Central-heating equipment
- 44621220 - Central-heating boilers
- 45331100 - Central-heating installation work
- 50721000 - Commissioning of heating installations

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

NUTS codes

- UKM93 - East Ayrshire and North Ayrshire mainland

Main site or place of performance

East Ayrshire

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

The Service comprises annual gas central heating servicing; a reactive maintenance service, following manufacturer's requirements and shall include everything necessary for this check, including but not restricted to all labour, parts, etc of all gas installations including appliances and flues. The contract also includes an emergency call out repairs service including out of hours; audit of annual services and new/replacement heating installations. Atrium proposes that the contract will be for an initial period of 1 year with the option to extend on an annual basis, subject to performance and cost certainty, for up to a further 3 years. If the successful bidder does not perform to Atrium's requirements, the contract may not continue after the first year.

### **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 2020

End date

31 March 2021

This contract is subject to renewal

Yes

Description of renewals

Option to extend the contract annually for a period of up to 36 months, subject to contractor performance and cost certainty.

### **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**

Economic operators may be excluded from this competition if they are in any of the situations referred to in Regulation 58 of the Public Contracts (Scotland) Regulations 2015.

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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

The Main Contractor will be expected to hold membership and accreditation with the following or an equivalent organisation: Gas Safe / NICEIC or SELECT / BS OHSAS 18001 or equivalent. Bidders must use only Gas Safe Registered Engineers.

#### **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.2.1) Information about a particular profession**

Execution of the service is reserved to a particular profession

#### **III.2.2) Contract performance conditions**

In addition to the requirement to satisfy the SPD selection criteria, Key Performance Indicators (KPIs) will be developed from the Quality Assessment in addition to the standard response times. These will be used to measure how well the contractor is performing to ensure strategic and operational objectives are met.

#### **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

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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

8 January 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**

Duration in months: 3 (from the date stated for receipt of tender)

**IV.2.7) Conditions for opening of tenders**

Date

9 January 2024

Local time

12:00pm

Place

Atrium House, Shortlees, Kimarnock

Information about authorised persons and opening procedure

Authorised person in line with Atrium's Procurement Policy



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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: Between 2025 and 28 dependent on extensions applied to this contract.

### **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 the Contract Brief and SPD attached to this notice.

Under the terms of this contract the successful supplier will be required to deliver Community Benefits in support of the organisation's economic and social objectives.

A quality questionnaire is attached to the Contract Brief and responses to it, along with the 3 completed references on the proforma template attached to the contract notice should be returned by the deadline AND UPLOADED IN A SEPARATE FOLDER FROM THE PRICED DOCUMENT.

The tenders will assessed on both Service + Repairs; and/or Service + Full 12 month reactive maintenance.

Please note that pricing documents attached are available in both excel and pdf format.

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=750743](https://www.publiccontractsscotland.gov.uk/Search/Search_Switch.aspx?ID=750743).

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.

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:

CB requirements may include but are not limited to:

Local employment/apprenticeship

Participating in career events in local schools

Participating in community improvements

Sponsorship of local organisations.

(SC Ref:750743)

Download the ESPD document here:

[https://www.publiccontractsscotland.gov.uk/ESPD/ESPD\\_Download.aspx?id=750743](https://www.publiccontractsscotland.gov.uk/ESPD/ESPD_Download.aspx?id=750743)

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

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

Kilmarnock Sheriff Court

Marnock Street

Kilmarnock

KA1 1ED

Telephone

+44 1563550024

Country

United Kingdom

Internet address

<http://www.atrium-homes.co.uk>