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Tender

## **PKC12862 - Refurbishment Works for Enhanced Voids and Buy-Backs**

Perth & Kinross Council

F02: Contract notice

Notice identifier: 2024/S 000-040851

Procurement identifier (OCID): ocds-h6vhtk-04b509

Published 18 December 2024, 4:51pm

The closing date and time has been changed to:

**21 February 2025, 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**

Fraser Davidson

#### **Email**

[fdavidson@pkc.gov.uk](mailto:fdavidson@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

[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)

**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**

PKC12862 - Refurbishment Works for Enhanced Voids and Buy-Backs

Reference number

PKC12862

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

- 45453100 - Refurbishment work

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

Works

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

Perth & Kinross Council is seeking to appoint suitably qualified and experienced contractor to carry out refurbishment works on our Enhanced Void properties and properties which are bought back from the open market. Occasionally the buy-back properties require works to be brought up to standard to meet the Scottish Housing Quality Standards (SHQS).

The works required to meet the SHQS and the Net Zero targets can consist of new kitchens, bathrooms, heating, insulation measures, electrical works, solar PV and other renewable technologies. This list is not exhaustive. The full scope of works will be detailed in the Employers Requirements of the tender documents.

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

Value excluding VAT: £6,000,000

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

This contract is divided into lots: No

## **II.2) Description**

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

- 45440000 - Painting and glazing work
- 45442100 - Painting work
- 45453100 - Refurbishment work
- 45441000 - Glazing work
- 45261410 - Roof insulation work
- 45320000 - Insulation work
- 09331000 - Solar panels
- 09332000 - Solar installation
- 45311100 - Electrical wiring work
- 45311200 - Electrical fitting work
- 45311000 - Electrical wiring and fitting work
- 03419000 - Timber
- 44112400 - Roof
- 45421151 - Installation of fitted kitchens
- 45211310 - Bathrooms construction work
- 34928200 - Fences

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

NUTS codes

- UKM77 - Perth & Kinross and Stirling

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

Perth & Kinross Council is seeking to appoint suitably qualified and experienced contractor to carry out refurbishment works on our Enhanced Void properties and properties which are bought back from the open market. Occasionally the buy-back properties require works to be brought up to standard to meet the Scottish Housing Quality Standards (SHQS).

The works required to meet the SHQS and the Net Zero targets can consist of new kitchens, bathrooms, heating, insulation measures, electrical works, solar PV and other renewable technologies. This list is not exhaustive. The full scope of works will be detailed in the Employers Requirements of the tender documents.

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

Quality criterion - Name: Quality / Weighting: 60

Price - Weighting: 40

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

Value excluding VAT: £6,000,000

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

Duration in months

60

This contract is subject to renewal

Yes

Description of renewals

The Contract will endure for a period of 2 years with optional 12-month + 12-month + 12-month extensions.

## **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**

Estimated contract value includes extension options.

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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 Bidders will be required to confirm that they are enrolled in the relevant Professional or Trade Registers:

NICEIC/SELECT

SNIPeF

BM Trada

GAS Safe

Joint Industry Board

MCS

HWSS

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

List and brief description of selection criteria

4B.4 The Bidder will be required to state the values for the following for the last two financial years:

1. Current Ratio (Current Assets divided by Current Liabilities)
2. Net Assets (Net Worth) (value per the Balance Sheet)

4B.5.1 The Bidder must confirm they already have, or can commit to obtain, prior to commencement of the contract:

Professional Indemnity Insurance

Employer's Liability Insurance

Public Liability Insurance

Minimum level(s) of standards possibly required

#### 4B.4 Financial Ratios

The acceptable range is:

1. Current Ratio: it is expected that the ratio is equal to or greater than 1, i.e. Current Assets will equal or exceed Current Liabilities for both years. 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 Assets (Net Worth): it is expected that the Net Worth will be positive, i.e. a Net Assets position for both years. 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 Level of Insurance

Professional Indemnity Insurance in the sum of GBP2,000,000 for any one occurrence or series of occurrences arising out of one event.

Employer's Liability Insurance in the sum of GBP10,000,000 for any one occurrence or series of occurrences arising out of one event.

Public Liability Insurance in the sum of GBP5,000,000 for any one occurrence or series of occurrences arising out of one event.

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

List and brief description of selection criteria

4C.1 Bidders will be required to provide three examples of how they have delivered a similar service within the last five years .

4C.6 Bidders will be required to confirm that they and/or the service provider have the following relevant educational and professional qualifications

4C.6.1 Bidders will be required to confirm that the following education and professional qualification is held by its managerial staff:

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

4C.10 Bidders will be required to confirm the proportion/percentage of the contract that will be sub-contracted.

4D.1 D. Quality Assurance Schemes and Environmental Standards

4D.1 Health & Safety Procedures

Minimum level(s) of standards possibly required

4C.1 Suppliers are asked to provide three examples of working on affordable and social housing. Experience of managing all trades for domestic refurbishments.

4C.6

Site Supervisor Safety Training Scheme

Construction Skills Certification Scheme

4C.6.1

HNC Construction Management (or equivalent)

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

4C.10 Bidders will be required to confirm the proportion/percentage of the contract that will be sub-contracted.



#### 4D.1 Quality Management Procedures

1. The bidder must hold a UKAS (or equivalent) accredited independent third-party certificate of compliance in accordance with BS EN ISO 9001 (or equivalent),

OR

2. The bidder must be able to provide documented evidence of their Quality Management policies and procedures as detailed in section 10 of the Instructions for Tenderers document.

#### 4D.1 HEALTH AND SAFETY PROCEDURES

1. The bidder must hold a UKAS (or equivalent), accredited independent third-party certificate of compliance in accordance with BS OHSAS 18001 (or equivalent) or have, within the last 12 months, successfully met the assessment requirements of a construction-related scheme in registered membership of the Safety Schemes in Procurement (SSIP) forum.

OR,

2. The bidder must be able to provide documented evidence of their Health and Safety policies and procedures as detailed in section 10 of the Instructions for Tenderers document.

### **III.2) Conditions related to the contract**

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

Notice number: [2024/S 000-036238](#)

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

Originally published as:

Date

7 February 2025

Local time

12:00pm

Changed to:

Date

21 February 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.2.6) 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

7 February 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: New procurement exercise will be published prior to the end date of 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**

The buyer is using PCS-Tender to conduct this ITT exercise. The Project code is 57359. 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 are included in this requirement, more information on community benefits can be found in the instructions for tenderers document.

(SC Ref:785611)

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

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

Perth Sheriff Court

County Building, Tay Street

Perth

PH2 8NL

Country

United Kingdom