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Tender

Drumcog Maintenance Framework 2025

Drumcog c/o Pineview Housing Association
Cernach Housing Association
Drumchapel Housing Co-operative

F02: Contract notice

Notice identifier: 2024/S 000-041488

Procurement identifier (OCID): ocds-h6vhtk-04ccd2

Published 24 December 2024, 9:03am

Section I: Contracting authority

I.1) Name and addresses

Drumcog c/o Pineview Housing Association

5 Rozelle Avenue

Glasgow

G15 7QR

Contact

Tom Atkinson

Email

mail@pineview.org.uk

Country

United Kingdom

NUTS code

UKM82 - Glasgow City

Internet address(es)

Main address

www.pineview.org.uk

Buyer's address

https://www.publiccontractsscotland.gov.uk/search/Search_AuthProfile.aspx?ID=AA15182

I.1) Name and addresses

Cernach Housing Association

79 Airgold Avenue

Glasgow

G15 7AJ

Email

admin@cernachha.co.uk

Country

United Kingdom

NUTS code

UKM82 - Glasgow City

Internet address(es)

Main address

www.cernachha.co.uk

I.1) Name and addresses

Drumchapel Housing Co-operative

4 Kinclaven Avenue

Glasgow

G15 7SP

Email

enquiries@drumchapelhc.org.uk

Country

United Kingdom

NUTS code

UKM82 - Glasgow City

Internet address(es)

Main address

www.drumchapelhc.org.uk

I.2) Information about joint procurement

The contract involves joint procurement

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

I.4) Type of the contracting authority

Body governed by public law

I.5) Main activity

Housing and community amenities

Section II: Object

II.1) Scope of the procurement

II.1.1) Title

Drumcog Maintenance Framework 2025

Reference number

6396

II.1.2) Main CPV code

- 50000000 - Repair and maintenance services

II.1.3) Type of contract

Services

II.1.4) Short description

The successful Candidates will be selected to join existing/ new framework Lots as one of the contractors responsible for planned and reactive maintenance works to approximately 2250 new build, tenement, terraced or cottage houses/ flats and associated roofs/ common areas throughout the properties of the participating member Associations of DRUMCOG (Cernach HA, Drumchapel HC and Pineview HA), within Drumchapel, Glasgow G15.

II.1.6) Information about lots

This contract is divided into lots: Yes

Tenders may be submitted for all lots

The contracting authority reserves the right to award contracts combining the following lots or groups of lots:

all lots

II.2) Description

II.2.1) Title

Out of Hours

Lot No

2

II.2.2) Additional CPV code(s)

- 50000000 - Repair and maintenance services

II.2.3) Place of performance

NUTS codes

- UKM82 - Glasgow City

Main site or place of performance

G15

II.2.4) Description of the procurement

refer Lot1

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 2025

End date

31 March 2026

This contract is subject to renewal

Yes

Description of renewals

refer Lot1

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

Communications

Lot No

3

II.2.2) Additional CPV code(s)

- 50334400 - Communications system maintenance services

II.2.3) Place of performance

NUTS codes

- UKM82 - Glasgow City

Main site or place of performance

G15

II.2.4) Description of the procurement

refer Lot 1

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 2025

End date

31 March 2026

This contract is subject to renewal

Yes

Description of renewals

refer Lot 1

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

Lot No

4

II.2.2) Additional CPV code(s)

- 45311000 - Electrical wiring and fitting work
- 50711000 - Repair and maintenance services of electrical building installations

II.2.3) Place of performance

NUTS codes

- UKM82 - Glasgow City

Main site or place of performance

G15

II.2.4) Description of the procurement

refer Lot 1

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 2025

End date

31 March 2026

This contract is subject to renewal

Yes

Description of renewals

refer Lot 1

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

Lot No

5

II.2.2) Additional CPV code(s)

- 45441000 - Glazing work

II.2.3) Place of performance

NUTS codes

- UKM82 - Glasgow City

Main site or place of performance

G15

II.2.4) Description of the procurement

refer Lot 1

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 2025

End date

31 March 2026

This contract is subject to renewal

Yes

Description of renewals

refer Lot 1

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

Joinerwork

Lot No

6

II.2.2) Additional CPV code(s)

- 45000000 - Construction work

II.2.3) Place of performance

NUTS codes

- UKM82 - Glasgow City

Main site or place of performance

G15

II.2.4) Description of the procurement

refer Lot 1

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 2025

End date

31 March 2026

This contract is subject to renewal

Yes

Description of renewals

refer Lot 1

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

Finishes

Lot No

7

II.2.2) Additional CPV code(s)

- 45451000 - Decoration work
- 45431000 - Tiling work
- 45432100 - Floor laying and covering work

II.2.3) Place of performance

NUTS codes

- UKM82 - Glasgow City

Main site or place of performance

G15

II.2.4) Description of the procurement

refer Lot 1

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 2025

End date

31 March 2026

This contract is subject to renewal

Yes

Description of renewals

refer Lot 1

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

Plumberwork

Lot No

8

II.2.2) Additional CPV code(s)

- 45330000 - Plumbing and sanitary works

II.2.3) Place of performance

NUTS codes

- UKM82 - Glasgow City

Main site or place of performance

G15

II.2.4) Description of the procurement

refer Lot 1

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 2025

End date

31 March 2026

This contract is subject to renewal

Yes

Description of renewals

refer Lot 1

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

Roofing

Lot No

9

II.2.2) Additional CPV code(s)

- 45260000 - Roof works and other special trade construction works
- 45261211 - Roof-tiling work
- 45261900 - Roof repair and maintenance work

II.2.3) Place of performance

NUTS codes

- UKM82 - Glasgow City

Main site or place of performance

G15

II.2.4) Description of the procurement

refer Lot 1

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 2025

End date

31 March 2026

This contract is subject to renewal

Yes

Description of renewals

refer Lot 1

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

Gas Boilers and Heating

Lot No

12

II.2.2) Additional CPV code(s)

- 45333000 - Gas-fitting installation work

II.2.3) Place of performance

NUTS codes

- UKM82 - Glasgow City

Main site or place of performance

G15

II.2.4) Description of the procurement

refer Lot 1

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 2025

End date

31 March 2026

This contract is subject to renewal

Yes

Description of renewals

refer Lot 1

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

Builderwork

Lot No

13

II.2.2) Additional CPV code(s)

- 45262520 - Bricklaying work
- 45000000 - Construction work
- 45410000 - Plastering work
- 45342000 - Erection of fencing
- 44113120 - Paving slabs

II.2.3) Place of performance

NUTS codes

- UKM82 - Glasgow City

Main site or place of performance

G15

II.2.4) Description of the procurement

refer Lot 1

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 2025

End date

31 March 2026

This contract is subject to renewal

Yes

Description of renewals

refer Lot 1

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

Lot No

14

II.2.2) Additional CPV code(s)

- 45262670 - Metalworking

II.2.3) Place of performance

NUTS codes

- UKM82 - Glasgow City

Main site or place of performance

G15

II.2.4) Description of the procurement

refer Lot 1

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 2025

End date

31 March 2026

This contract is subject to renewal

Yes

Description of renewals

refer Lot 1

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

Environmental

Lot No

15

II.2.2) Additional CPV code(s)

- 90922000 - Pest-control services
- 77211500 - Tree-maintenance services
- 90722200 - Environmental decontamination services

II.2.3) Place of performance

NUTS codes

- UKM82 - Glasgow City

Main site or place of performance

G15

II.2.4) Description of the procurement

refer Lot 1

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 2025

End date

31 March 2026

This contract is subject to renewal

Yes

Description of renewals

refer Lot 1

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

Lot No

16

II.2.2) Additional CPV code(s)

- 45232452 - Drainage works

II.2.3) Place of performance

NUTS codes

- UKM82 - Glasgow City

Main site or place of performance

G15

II.2.4) Description of the procurement

refer Lot 1

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 2025

End date

31 March 2026

This contract is subject to renewal

Yes

Description of renewals

refer Lot 1

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

Roads and Footpaths

Lot No

17

II.2.2) Additional CPV code(s)

- 45233160 - Paths and other metalled surfaces

II.2.3) Place of performance

NUTS codes

- UKM82 - Glasgow City

Main site or place of performance

G15

II.2.4) Description of the procurement

refer Lot 1

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 2025

End date

31 March 2026

This contract is subject to renewal

Yes

Description of renewals

refer Lot 1

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

Multi Trade

Lot No

1

II.2.2) Additional CPV code(s)

- 45000000 - Construction work

II.2.3) Place of performance

NUTS codes

- UKM82 - Glasgow City

Main site or place of performance

G15

II.2.4) Description of the procurement

The tender documents comprise the SPD document [minimum selection standards] accessible via the SPD Module in PCS; and the Specification of Works [contract & tender pricing document] including the Tender Quality Questionnaire [TQQ] attachment.

The tender documents evaluated will comprise the SPD, your percentage quality score for the TQQ; and the Contract Rates for each Lot stated on the Form of Tender.

The submitted SPD will be assessed as a pass or fail to identify contractors who meet the criteria. Only those contractors who achieve an SPD pass will have their tender quality and cost considered/ evaluated.

The criteria for scoring will be to reach a total percentage score as follows:

Price (tender)- deducting 1% from 100 for every percentage point each tender rate is in excess of the lowest tender rate, prior to weighting (except any tender rate considered to be unsustainable or abnormally low).

Quality- out of 50 and converted to a percentage for your TQQ submission, ranked in relation to the other candidates.

The candidates will be scored relative to each other (best answer scoring highest), based on the Employer's individual aspirations/ requirements and the information provided by the candidate(s). Only contractors who achieve a minimum TQQ score of 65% will be selected.

II.2.5) Award criteria

Quality criterion - Name: TQQ Quality / Weighting: 60

Price - Weighting: 40

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

Start date

1 April 2025

End date

31 March 2026

This contract is subject to renewal

Yes

Description of renewals

The initial contract period will be on or after 1st April 2025 to 31st March 2026, with options to extend the framework contract solely at the Employer's discretion on an annual basis thereafter to 31st March 2029.

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

Refer to procurement documents

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

Reference to the relevant law, regulation or administrative provision

Lot 3 Communications and Lot 4 Electrical Select or NICEIC Registered.

Lot 12 Gas Boilers and Heating GasSafe Registered.

III.2.2) Contract performance conditions

Refer to procurement documents

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

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

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

27 January 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

27 January 2025

Local time

2:00pm

Place

Pineview Housing Association offices and/ or remotely

Information about authorised persons and opening procedure

Staff and Committee members of Cernach HA, Drumchapel HC and Pineview HA in accordance with their tendering procedures.

Section VI. Complementary information

VI.1) Information about recurrence

This is a recurrent procurement: No

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

Refer to 'Instructions to Contractors and Project Criteria' at Specification of Works page 3

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=786609.

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.

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:

Refer Specification of Works Schedule 10

(SC Ref:786609)

Download the ESPD document here:

https://www.publiccontractsscotland.gov.uk/ESPD/ESPD_Download.aspx?id=786609

VI.4) Procedures for review

VI.4.1) Review body

Glasgow Sheriff Court

1 Carlton Place

Glasgow

G5 9TW

Email

glasgow@scotcourts.gov.uk

Telephone

+44 1414298888

Country

United Kingdom

Internet address

www.scotcourts.gov.uk