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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](mailto:mail@pineview.org.uk)

#### **Country**

United Kingdom

**NUTS code**

UKM82 - Glasgow City

**Internet address(es)**

Main address

[www.pineview.org.uk](http://www.pineview.org.uk)

Buyer's address

[https://www.publiccontractsscotland.gov.uk/search/Search\\_AuthProfile.aspx?ID=AA15182](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](mailto:admin@cernachha.co.uk)

**Country**

United Kingdom

**NUTS code**

UKM82 - Glasgow City

**Internet address(es)**

Main address

[www.cernachha.co.uk](http://www.cernachha.co.uk)

**I.1) Name and addresses**

Drumchapel Housing Co-operative

4 Kinclaven Avenue

Glasgow

G15 7SP

**Email**

[enquiries@drumchapelhc.org.uk](mailto:enquiries@drumchapelhc.org.uk)

**Country**

United Kingdom

**NUTS code**

UKM82 - Glasgow City

**Internet address(es)**

Main address

[www.drumchapelhc.org.uk](http://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](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)

**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**

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

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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

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

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## **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.

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## **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](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](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](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](mailto:glasgow@scotcourts.gov.uk)

Telephone

+44 1414298888

Country

United Kingdom

Internet address

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