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Tender

## **Single Building Assessment Services Rev01**

Aberdeen City Council

F02: Contract notice

Notice identifier: 2025/S 000-059062

Procurement identifier (OCID): ocds-h6vhtk-05a092

Published 24 September 2025, 8:49am

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

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

Aberdeen City Council

Woodhill House, Westburn Road

Aberdeen

AB16 5GB

#### **Contact**

Craig Innes

#### **Email**

[comaciver@aberdeencity.gov.uk](mailto:comaciver@aberdeencity.gov.uk)

#### **Telephone**

+44 1467539600

#### **Country**

United Kingdom

**NUTS code**

UKM50 - Aberdeen City and Aberdeenshire

**Internet address(es)**

Main address

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

Buyer's address

[https://www.publiccontractsscotland.gov.uk/search/Search\\_AuthProfile.aspx?ID=AA00231](https://www.publiccontractsscotland.gov.uk/search/Search_AuthProfile.aspx?ID=AA00231)

**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)

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

Regional or local authority

**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**

## Single Building Assessment Services Rev01

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

- 71250000 - Architectural, engineering and surveying services

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

Services

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

Aberdeen City Council intends to employ an organisation to undertake Single Building Assessment of various over-clad, high-rise blocks in Aberdeen.

These assessments are to conform to the requirements of the Scottish Government's "Single Building Assessment Specification Document", June 2024. For some of these blocks, the ownership of these blocks is shared between the Council and a number of private owners.

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

Value excluding VAT: £500,000

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

This contract is divided into lots: No

## **II.2) Description**

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

- 71250000 - Architectural, engineering and surveying services
- 71317100 - Fire and explosion protection and control consultancy services
- 75251110 - Fire-prevention services

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

NUTS codes

- UKM50 - Aberdeen City and Aberdeenshire

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

Aberdeen City Council intends to initially employ an organisation to undertake Single Building Assessment of 27 high-rise and mid-rise blocks with cladding in Aberdeen. These assessments are to conform to the requirements of the Scottish Government's "Single Building Assessment Specification Document", June 2024. For 20 of these blocks the ownership of these blocks is shared between the Council and a number of private owners.

The clustering, shown within the ITT, illustrates these 27 high-rise and mid-rise blocks with cladding, sub-divided by the nine different cladding contracts that were undertaken at various times, in different areas of the city, since 2001.

The appointed organisation will be required to take into account all aspects of: the Scottish Government's "Practical Fire Safety Guidance For Existing High Rise Domestic Buildings" February 2022; the Scottish Government's "Practical Fire Safety Guidance for existing Specialised Housing and similar premises", February 2022; the "Grenfell Tower Inquiry: Phase 2 Report"; currently implemented Fire risk mitigations measures; and current Scottish Fire and Rescue Services procedures when considering what findings and recommendations are to be reported.

It is envisaged that the Appointment will be split into four Stages (NB Bidders are advised that the Council may choose to end this Appointment upon completion of any of these Stages):

1. Document reviews, property inspections and the technical findings reports for these 27 blocks, based on the procedures set out in the Scottish Government's "Single Building Assessment Specification Document", June 2024
2. Reports of the various options for early actions and longer-term actions so as to mitigate any short-falls that are found for each of these 27 blocks, relative to the "Single Building Assessment Specification Document", with an analysis of advantages and disadvantages and budget costs against each; and advice on risk, based on British Standards Institute's risk definitions, described within "PAS 79 Fire risk assessment, Guidance and a recommended methodology";
3. Reports providing action plan advice, with regard to: any proposed measures; priority order in relation to this group of blocks; priority order in relation to individual blocks; advice on risk, based on British Standards Institute's risk definitions, described within "PAS 79 Fire risk assessment, Guidance and a recommended methodology". Reports providing recommended future Fire Strategies for each block.
4. The appointed organisation may be required to provide additional advice or services. Such as preparing concept design (to RIBA Stage 2) for any agreed works for each block and assisting in the presentation of the findings and recommendations that have been agreed with the Council to the residents, private owners and other stakeholders.

These reports are to be presented as a sequence of drafts, until the findings and recommendations are agreed with the Council, upon which they are to be issued as "Final".

The appointed organisation may be required to prepare concept design (to RIBA Stage 2) for any agreed works for each block, as a potential variation from the initial commission.

The appointed organisation may be required to assist in the presentation of the findings and recommendations that have been agreed with the Council to the residents, private owners and other stakeholders, as a potential future commission.

The appointed organisation is to employ those sub-contractors and suppliers that are required to provide a one-stop, solution to the full performance of all the duties and objectives of this procurement. This is to include the employment of (i) high-level access contractor(s) and (ii) cladding opening-up (removal and reinstatement) sub-contractors. Company details of any Reliant Entities are to be provided as part of the SPD submission.

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

Quality criterion - Name: Quality / Weighting: 80

Price - Weighting: 20

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

Duration in months

24

This contract is subject to renewal

No

#### **II.2.10) Information about variants**

Variants will be accepted: Yes

#### **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

Bidders are required to confirm that they (i) have already obtained; or (ii) can commit to obtaining, prior to the commencement of the contract, entry on the Scottish Government Authorised Single Building Assessment (SBA) Providers list. Organisations on the authorised list have provided assurance that their SBA Assessment and Reporting team can satisfy the criteria set out in Section 2.8 of the Cladding Remediation Programme: Single Building Assessment specification. Please contact [claddingremediationopencall@gov.scot](mailto:claddingremediationopencall@gov.scot) for additional information. Please note the contract cannot be awarded if the potential supplier has not successfully achieved a place on the authorised list.

#### **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

Bidders are required to confirm that they (i) have already obtained; or (ii) can commit to obtaining, prior to the commencement of the contract, entry on the Scottish Government Authorised Single Building Assessment (SBA) Providers list. Organisations on the authorised list have provided assurance that their SBA Assessment and Reporting team can satisfy the criteria set out in Section 2.8 of the Cladding Remediation Programme: Single Building Assessment specification. Please contact [claddingremediationopencall@gov.scot](mailto:claddingremediationopencall@gov.scot) for additional information. Please note the contract cannot be awarded if the potential supplier has not successfully achieved a place on the authorised list.

Bidders shall as a minimum provide evidence of:

? They have experience of undertaking similar services

? Their responsible person is a Chartered Engineering Member of the Institution of Fire Engineers, or equivalent (if the lead bidder cannot evidence this,

this may be by means of a Reliant Entity).

? Their responsible person has undertaken the Royal Institute of Chartered Surveyors' Training: Fire Risk Appraisals of External Walls, or equivalent

? Bidders are required to confirm that they (i) have already obtained; or (ii) can commit to obtaining, prior to the commencement of the contract, entry

on the Scottish Government Authorised Single Building Assessment (SBA) Providers list.

### **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: [2025/S 000-807183](#)

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

Date

24 October 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: 4 (from the date stated for receipt of tender)

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

Date

24 October 2025

Local time

12:00pm

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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**

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=811017](https://www.publiccontractsscotland.gov.uk/Search/Search_Switch.aspx?ID=811017).



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.

(SC Ref:811017)

Download the ESPD document here:

[https://www.publiccontractsscotland.gov.uk/ESPD/ESPD\\_Download.aspx?id=811017](https://www.publiccontractsscotland.gov.uk/ESPD/ESPD_Download.aspx?id=811017)

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

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

Aberdeen Sheriff Court

Castle Street Aberdeen AB10 1WP

Aberdeen

Country

United Kingdom