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Tender

# External & Communal Pre Construction Services and Works to Houses Framework CRN00039877

Aberdeen City Council

F02: Contract notice

Notice identifier: 2025/S 000-070350

Procurement identifier (OCID): ocds-h6vhtk-05d8af

Published 3 November 2025, 10:32am

# **Section I: Contracting authority**

## I.1) Name and addresses

Aberdeen City Council

Woodhill House, Westburn Road

Aberdeen

**AB16 5GB** 

#### Contact

Colin Maciver

#### **Email**

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=AA0023 1

## 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

Regional or local authority

# I.5) Main activity

Housing and community amenities

# **Section II: Object**

## II.1) Scope of the procurement

#### II.1.1) Title

External & Communal Pre Construction Services and Works to Houses Framework CRN00039877

Reference number

CRN00039877

#### II.1.2) Main CPV code

• 45000000 - Construction work

## II.1.3) Type of contract

Works

#### II.1.4) Short description

External & Communal Pre Construction Services and Works to Houses Framework

Multiple Supplier Framework (of up to three contractors per Lot) to undertake various services and works related to improvement and planned maintenance works, by means of Pre-construction Services Call-offs and Works Call-offs.

This Framework is to be split into 3no Lots as follows:

LOT 1, Pre-Construction Services and External works, to low rise properties

LOT 2, Pre-Construction Services and External works, to high rise properties

LOT 3, Pre-Construction Services and Communal works, to low rise and high rise properties

The following descriptions are indicative of the types of services and works that may be commissioned under each Lot. In addition, other similar services and works may also be commissioned.

Bidders should note that the estimated value below consists of the provisional budget allocated within the capital plan for all contractors.

The actual value per contractor will be expected to be a much smaller proportion following distribution of work amongst an anticipated 3no framework contractors per lot. Work and budgets per contractor will also be affected by work carried out by direct in-house resources, contingency allowances, non-access to properties, efficiency savings, and subject to regular reviews and re-allocations of priorities by the Council.

The non-binding target is that each framework contractor would receive approximately:

Lot1 GBP2-4Million of work turnover per year;

Lot2 GBP1-2Million of work turnover per year;

Lot3 GBP0.3-1Million of work turnover per year;

The framework contractors will also be required to perform to the council's key performance indicator targets, and community benefits expectations (described elsewhere)

Types of work that may be awarded to framework contractors, but is non-binding, is detailed below:

LOT 1 Pre-Construction Services and External works, to low rise properties

Repairs and/or installation of:

external masonry, concrete and joinery

flat and pitched roof coverings,

external and cavity wall insulation, and related works

Door/window/screen replacements

Photo voltaic panels and/or air source heat pumps

Repositioning and/or replacing drainage, rainwater goods, and other services to facilitate external wall insulation/render works

Utility company coordination so as to reposition and/or replace gas pipework, meters etc

Any other relevant services or works

LOT 2 Pre-Construction Services and External works, to high rise properties

Repairs and/or installation of:

external masonry, concrete and joinery

flat roof coverings

external and cavity wall insulation, and related works

Door/window/screens

Repairs and/or renewing lightning protection and roof ventilation fans

Repositioning and/or replacing drainage, rainwater goods, and other services to facilitate external wall insulation/render works

Any other relevant services or works

LOT 3 Pre-Construction Services and Communal works, to low rise and high rise properties

Repairs and/or installation of:

Communal door/window/screens

Foyer/communal hall/stair upgrading

Firestopping, smoke control ventilation

Below and above ground drainage

lightning protection and mechanical ventilation

door entry systems and communal lighting

electrical switchgear, distribution and containment

fire/smoke detection

fire alarms

fire suppression systems

Communal potable water tank replacements

Communal space heating replacements

Communal hot & cold water services replacements

Automatic Controls for communal mechanical and electrical services

Fire Panel Controls for communal fire protection

Lift replacements

Any other relevant services or works

#### II.1.5) Estimated total value

Value excluding VAT: £20,000,000

#### II.1.6) Information about lots

This contract is divided into lots: Yes

Tenders may be submitted for maximum number of lots 3

# II.2) Description

#### II.2.1) Title

LOT 1, Pre-Construction Services and External works, to low rise properties

Lot No

1

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

- 44112400 Roof
- 45260000 Roof works and other special trade construction works
- 45261200 Roof-covering and roof-painting work
- 45261210 Roof-covering work
- 45261211 Roof-tiling work
- 45261212 Roof-slating work

- 45261213 Metal roof-covering work
- 45261214 Bituminous roof-covering work
- 45261900 Roof repair and maintenance work
- 45261910 Roof repair
- 45261920 Roof maintenance work
- 45261410 Roof insulation work
- 45321000 Thermal insulation work
- 45421130 Installation of doors and windows
- 44221000 Windows, doors and related items
- 45421132 Installation of windows
- 45262330 Concrete repair work

#### II.2.3) Place of performance

**NUTS** codes

• UKM50 - Aberdeen City and Aberdeenshire

Main site or place of performance

Aberdeen City

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

Types of work that may be awarded to framework contractors, but is non-binding, is detailed below:

LOT 1 Pre-Construction Services and External works, to low rise properties

Capital repairs, pre-construction services, and/or installation of:

external masonry, concrete and joinery

flat and pitched roof coverings,

external and cavity wall insulation, and related works

Door/window/screen replacements

Photo voltaic panels and/or air source heat pumps

Repositioning and/or replacing drainage, rainwater goods, and other services to facilitate external wall insulation/render works

Utility company coordination so as to reposition and/or replace gas pipework, meters etc

Any other relevant services or works

#### II.2.5) Award criteria

Quality criterion - Name: Quality / Weighting: 60

Price - Weighting: 40

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

Duration in months

24

This contract is subject to renewal

Yes

Description of renewals

Two optional 1-year extensions.

## 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

# II.2) Description

## II.2.1) Title

#### LOT 2 Pre-Construction Services and External works, to high rise properties

Lot No

2

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

- 45262330 Concrete repair work
- 45262522 Masonry work
- 45260000 Roof works and other special trade construction works
- 45261210 Roof-covering work
- 45421132 Installation of windows
- 45421130 Installation of doors and windows
- 45312310 Lightning-protection works
- 31216200 Lightning conductors
- 45312311 Lightning-conductor installation work
- 45331200 Ventilation and air-conditioning installation work
- 45331210 Ventilation installation work
- 45232451 Drainage and surface works
- 45232452 Drainage works
- 45111240 Ground-drainage work

#### II.2.3) Place of performance

**NUTS** codes

• UKM50 - Aberdeen City and Aberdeenshire

Main site or place of performance

Aberdeen City

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

LOT 2 Pre-Construction Services and External works, to high rise properties

Capital repairs, pre-construction services, and/or installation of:

external masonry, concrete and joinery

flat roof coverings

external and cavity wall insulation, and related works

Door/window/screens

Repairs and/or renewing lightning protection and roof ventilation fans

#### II.2.5) Award criteria

Quality criterion - Name: Quality / Weighting: 60

Price - Weighting: 40

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

**Duration** in months

24

This contract is subject to renewal

Yes

Description of renewals

Two optional 1-year extensions

#### 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

# II.2) Description

#### II.2.1) Title

LOT 3 Pre-Construction Services and Communal works, to low rise and high rise properties

Lot No

3

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

- 45421130 Installation of doors and windows
- 45421132 Installation of windows
- 45453000 Overhaul and refurbishment work
- 45453100 Refurbishment work
- 45451000 Decoration work
- 44112200 Floor coverings
- 45432111 Laying work of flexible floor coverings
- 45312100 Fire-alarm system installation work
- 45343000 Fire-prevention installation works
- 45343100 Fireproofing work
- 51700000 Installation services of fire protection equipment
- 38431200 Smoke-detection apparatus
- 42521000 Smoke-extraction equipment
- 45111240 Ground-drainage work
- 45232450 Drainage construction works
- 45232452 Drainage works
- 45312310 Lightning-protection works
- 45312311 Lightning-conductor installation work

- 45331210 Ventilation installation work
- 42520000 Ventilation equipment
- 45310000 Electrical installation work
- 45311100 Electrical wiring work
- 45311000 Electrical wiring and fitting work
- 31518200 Emergency lighting equipment
- 31625000 Burglar and fire alarms
- 35111500 Fire suppression system
- 44611500 Water tanks
- 45331100 Central-heating installation work
- 45259300 Heating-plant repair and maintenance work
- 31200000 Electricity distribution and control apparatus
- 42961100 Access control system
- 42416100 Lifts
- 45313100 Lift installation work

#### II.2.3) Place of performance

**NUTS** codes

UKM50 - Aberdeen City and Aberdeenshire

Main site or place of performance

Aberdeen City

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

LOT 3 Pre-Construction Services and Communal works, to low rise and high rise properties

Capital repairs, pre-construction services, and/or installation of:

Communal door/window/screens

Foyer/communal hall/stair upgrading

Firestopping, smoke control ventilation

Below and above ground drainage

lightning protection and mechanical ventilation

door entry systems and communal lighting

electrical switchgear, distribution and containment

fire/smoke detection

fire alarms

fire suppression systems

Communal potable water tank replacements

Communal space heating replacements

Communal hot & cold water services replacements

Automatic Controls for communal mechanical and electrical services

Fire Panel Controls for communal fire protection

Lift replacements

Any other relevant services or works

#### II.2.5) Award criteria

Quality criterion - Name: Quality / Weighting: 60

Price - Weighting: 40

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

Duration in months

This contract is subject to renewal

Yes

Description of renewals

Two optional 1-year extensions

#### 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

# Section III. Legal, economic, financial and technical information

## III.1) Conditions for participation

#### 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.2.3) 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 procedur
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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: 9

#### 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

28 November 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

28 November 2025

Local time

12:00pm

# **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 <a href="https://www.publiccontractsscotland.gov.uk/Search

The buyer has indicated that it will accept electronic responses to this notice via the Postbox facility. A user guide is available at <a href="https://www.publiccontractsscotland.gov.uk/sitehelp/help\_guides.aspx">https://www.publiccontractsscotland.gov.uk/sitehelp/help\_guides.aspx</a>.

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.

A sub-contract clause has been included in this contract. For more information see: <a href="http://www.publiccontractsscotland.gov.uk/info/InfoCentre.aspx?ID=2363">http://www.publiccontractsscotland.gov.uk/info/InfoCentre.aspx?ID=2363</a>

Community benefits are included in this requirement. For more information see: <a href="https://www.gov.scot/policies/public-sector-procurement/community-benefits-in-procurement/">https://www.gov.scot/policies/public-sector-procurement/community-benefits-in-procurement/</a>

A summary of the expected community benefits has been provided as follows:

Additional community benefits plan to follow as part of the ITT process.

(SC Ref:814499)

Download the ESPD document here:

https://www.publiccontractsscotland.gov.uk/ESPD/ESPD Download.aspx?id=814499

# VI.4) Procedures for review

# VI.4.1) Review body

Aberdeen Sheriff Court and Justice of the Peace Court

Aberdeen

Country

United Kingdom