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Tender

External & Communal Pre Construction Services and Works to Houses Framework Rev01 CRN00039877

Aberdeen City Council

F02: Contract notice

Notice identifier: 2025/S 000-071087

Procurement identifier (OCID): ocids-h6vhtk-05da84

Published 5 November 2025, 8:48am

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=AA00231

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 Rev01
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
Rev01

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

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.2.9) Information about the limits on the number of candidates to be invited

Envisaged number of candidates: 6

Objective criteria for choosing the limited number of candidates:

Scoring assessment of SPD.

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

Any other relevant services and 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.2.9) Information about the limits on the number of candidates to be invited

Envisaged number of candidates: 6

Objective criteria for choosing the limited number of candidates:

Assessment of SPD responses.

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

24

This contract is subject to renewal

Yes

Description of renewals

Two optional 1-year extensions

II.2.9) Information about the limits on the number of candidates to be invited

Envisaged number of candidates: 6

Objective criteria for choosing the limited number of candidates:

Assessment of SPD Submissions.

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 procedure

Restricted 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

3 December 2025

Local time

12:00pm

IV.2.3) Estimated date of dispatch of invitations to tender or to participate to selected candidates

12 December 2025

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)

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=814852.

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.

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:

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

(SC Ref:814852)

Download the ESPD document here:

https://www.publiccontractsscotland.gov.uk/ESPD/ESPD_Download.aspx?id=814852

VI.4) Procedures for review

VI.4.1) Review body

Aberdeen Sheriff Court and Justice of the Peace Court

Aberdeen

Country

United Kingdom