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Tender

Building Safety Contractor Framework

The Guinness Partnership Ltd

F02: Contract notice

Notice identifier: 2022/S 000-001350

Procurement identifier (OCID): ocds-h6vhtk-029cb5

Published 17 January 2022, 3:47pm

Section I: Contracting authority

I.1) Name and addresses

The Guinness Partnership Ltd

30 Brock Street, Regents Place

London

NW1 3FG

Contact

Dennis Viljoen

Email

procurement@guinness.org.uk

Country

United Kingdom

NUTS code

UK - United Kingdom

Internet address(es)

Main address

<http://www.guinnesspartnership.com/>

Buyer's address

<http://www.guinnesspartnership.com/>

I.2) Information about joint procurement

The contract is awarded by a central purchasing body

I.3) Communication

The procurement documents are available for unrestricted and full direct access, free of charge, at

<https://procontract.due-north.com/>

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

<https://procontract.due-north.com/>

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

Building Safety Contractor Framework

Reference number

DN585096

II.1.2) Main CPV code

- 45343000 - Fire-prevention installation works

II.1.3) Type of contract

Works

II.1.4) Short description

The Guinness Partnership Ltd. (Guinness) is conducting a procurement process to appoint a framework of contractors to deliver building safety improvements.

Guinness has an existing portfolio of properties which require a range of building safety improvement works to be undertaken over the next 4-5 years. We are conducting this process to appoint a framework of contractors to deliver these works.

Guinness also intends to make this framework available to other public bodies and authorities (see Part VI.3. 'Additional Information') where they intend to undertake programmes of a similar nature.

The framework will run for 4 years, and contracts may be awarded for work at any time during this period. The programme of work may run for longer than this and call-off contracts awarded under the framework may run past the end of its 4 year term.

The framework will be separated into 8 lots - 3 disciplines (4 including multi-disciplinary), split across 2 geographic regions* as follows:

- Lot 1 - North - Multi-Disciplinary
- Lot 2 - South* - Multi-Disciplinary
- Lot 3 - North - Sprinklers

- Lot 4 - South-East - Sprinklers
- Lot 5 - North - Fire Alarms
- Lot 6 - South-East - Fire Alarms
- Lot 7 - North - Passive Fire
- Lot 8 - South-East - Passive Fire

* The multi-disciplinary lot in the South of England will also require contractors to cover the South-West. Contractors bidding for other lots in the South-East will have the option to express an interest in delivering works in the South-West should a requirement arise.

A fully defined programme and requirements for individual schemes is in the process of being developed and we have shared our current identified position in the tender pack. Contractors being invited through to ITT stage will be required to provide prices via a schedule of rates which will form the basis of award and pricing for direct award contracts, and ceiling prices for mini-competitions.

The outline programme currently identified by Guinness for these works currently includes c.180 buildings. This will form the basis of the programme although as stated, other organisations may also access the framework, provided that sufficient capacity remains within the advertised framework value limits.

A Prior Information Notice (PIN) was issued in March 2021 via the Find a Tender Service for the future contract opportunity under reference 2021/S 000-005444. This was not a call for competition, but was a request for potential contractors to express interest in bidding for work. Guinness will ensure that tenderers in this process have exactly the same information as was provided to any contractors who responded to the PIN to maintain fairness.

II.1.5) Estimated total value

Value excluding VAT: £153,000,000

II.1.6) Information about lots

This contract is divided into lots: Yes

Tenders may be submitted for maximum number of lots

8

II.2) Description

II.2.1) Title

Lot 1 - Multi-Disciplinary Works - North

Lot No

1

II.2.2) Additional CPV code(s)

- 45312100 - Fire-alarm system installation work
- 45343000 - Fire-prevention installation works

II.2.3) Place of performance

NUTS codes

- UKC - North East (England)
- UKD - North West (England)
- UKE - Yorkshire and the Humber
- UKF - East Midlands (England)
- UKG - West Midlands (England)

II.2.4) Description of the procurement

This lot will be awarded to a single contractor (see procurement documents) that will provide a range of multi-disciplinary works encompassing those included in the specialist lots (as listed above) in the framework, i.e.:

- Sprinkler Retrofit
- Fire Detection, Alarm & Evac Systems
- Passive Fire Safety (Compartmentation)

Guinness reserves the right to utilise either this multi-disciplinary lot or the relevant technical specialist lot when appointing contractors via this framework.

II.2.5) Award criteria

Price is not the only award criterion and all criteria are stated only in the procurement documents

II.2.6) Estimated value

Value excluding VAT: £21,000,000

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

Duration in months

48

This contract is subject to renewal

No

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

Lot 2 - Multi-Disciplinary Works - South

Lot No

2

II.2.2) Additional CPV code(s)

- 45312100 - Fire-alarm system installation work
- 45343000 - Fire-prevention installation works

II.2.3) Place of performance

NUTS codes

- UKF - East Midlands (England)
- UKG - West Midlands (England)
- UKH - East of England
- UKI - London
- UKJ - South East (England)
- UKK - South West (England)

II.2.4) Description of the procurement

This lot will be awarded to a single contractor (see procurement documents) that will provide a range of multi-disciplinary works encompassing those included in the specialist lots (as listed above) in the framework, i.e.:

- Sprinkler Retrofit
- Fire Detection, Alarm & Evac Systems
- Passive Fire Safety (Compartmentation)

Guinness reserves the right to utilise either this multi-disciplinary lot or the relevant technical specialist lot when appointing contractors via this framework.

II.2.5) Award criteria

Price is not the only award criterion and all criteria are stated only in the procurement documents

II.2.6) Estimated value

Value excluding VAT: £39,000,000

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

Duration in months

48

This contract is subject to renewal

No

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

Lot 3 - Sprinkler Retrofit - North

Lot No

3

II.2.2) Additional CPV code(s)

- 45343000 - Fire-prevention installation works

II.2.3) Place of performance

NUTS codes

- UKC - North East (England)
- UKD - North West (England)
- UKE - Yorkshire and the Humber
- UKF - East Midlands (England)
- UKG - West Midlands (England)

II.2.4) Description of the procurement

This lot will include contractors for the design & installation (retrofit only) of sprinkler systems.

The sprinkler contractor shall be responsible for the detailed design, installation, testing

and commissioning of the sprinkler equipment. This shall include all components, pipework, and all associated builders work, electrical works, welfare & security provisions required in accordance with the performance criteria contained in the Specification.

Guinness intends to appoint 3 contractors to this lot.

II.2.5) Award criteria

Price is not the only award criterion and all criteria are stated only in the procurement documents

II.2.6) Estimated value

Value excluding VAT: £18,000,000

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

Duration in months

48

This contract is subject to renewal

No

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

Lot 4 - Sprinkler Retrofit - South-East

Lot No

4

II.2.2) Additional CPV code(s)

- 45343000 - Fire-prevention installation works

II.2.3) Place of performance

NUTS codes

- UKF - East Midlands (England)
- UKH - East of England
- UKI - London
- UKJ - South East (England)

II.2.4) Description of the procurement

This lot will include contractors for the design & installation (retrofit only) of sprinkler systems.

The sprinkler contractor shall be responsible for the detailed design, installation, testing and commissioning of the sprinkler equipment. This shall include all components, pipework, and all associated builders work, electrical works, welfare & security provisions required in accordance with the performance criteria contained in the Specification.

Guinness intends to appoint 3 contractors to this lot.

II.2.5) Award criteria

Price is not the only award criterion and all criteria are stated only in the procurement documents

II.2.6) Estimated value

Value excluding VAT: £33,000,000

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

Duration in months

48

This contract is subject to renewal

No

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

Lot 5 - Fire Detection, Alarm & Evac Systems - North

Lot No

5

II.2.2) Additional CPV code(s)

- 45312100 - Fire-alarm system installation work

II.2.3) Place of performance

NUTS codes

- UKC - North East (England)
- UKD - North West (England)
- UKE - Yorkshire and the Humber
- UKF - East Midlands (England)
- UKG - West Midlands (England)

II.2.4) Description of the procurement

This lot will include contractors for the design & installation of Fire Detection, Alarms &

Evac Systems.

The purpose of the works will be to retrofit or upgrade the systems to meet the requirements identified.

The requirements will predominantly be for linked alarm systems between flats and communal areas, and installation of new evac systems in line with NFCC guidance. This lot may be also used to upgrade existing systems where needed.

Guinness intends to appoint 3 contractors to this lot.

II.2.5) Award criteria

Price is not the only award criterion and all criteria are stated only in the procurement documents

II.2.6) Estimated value

Value excluding VAT: £6,000,000

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

Duration in months

48

This contract is subject to renewal

No

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

Lot 6 - Fire Detection, Alarm & Evac Systems - South-East

Lot No

6

II.2.2) Additional CPV code(s)

- 45312100 - Fire-alarm system installation work

II.2.3) Place of performance

NUTS codes

- UKF - East Midlands (England)
- UKH - East of England
- UKI - London
- UKJ - South East (England)

II.2.4) Description of the procurement

This lot will include contractors for the design & installation of Fire Detection, Alarms & Evac Systems.

The purpose of the works will be to retrofit or upgrade the systems to meet the requirements identified.

The requirements will predominantly be for linked alarm systems between flats and communal areas, and installation of new evac systems in line with NFCC guidance. This lot may be also used to upgrade existing systems where needed.

Guinness intends to appoint 3 contractors to this lot.

II.2.5) Award criteria

Price is not the only award criterion and all criteria are stated only in the procurement documents

II.2.6) Estimated value

Value excluding VAT: £6,000,000

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

Duration in months

48

This contract is subject to renewal

No

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

Lot 7 - Passive Fire Safety (Compartmentation) - North

Lot No

7

II.2.2) Additional CPV code(s)

- 45343000 - Fire-prevention installation works

II.2.3) Place of performance

NUTS codes

- UKC - North East (England)
- UKD - North West (England)
- UKE - Yorkshire and the Humber

- UKF - East Midlands (England)
- UKG - West Midlands (England)

II.2.4) Description of the procurement

This lot will include contractors for the repair, maintenance and installation of passive fire safety protection systems within buildings.

Works will be required where defects or upgrades requirements have been identified as part of our programme of Fire Risk Assessments, and will include, for e.g. making good penetrations and repairs, upgrades or replacement of compartmentation, fire doors and signage.

This lot will also include for the provision of 'enabling' works to support our ongoing programme of intrusive Type 4 Fire Risk Assessments.

All contractors will need to hold an acceptable 3rd party accreditation for passive fire protection. IFE and FIRAs accreditation have been pre approved by Guinness, alternative accreditation schemes will need to be reviewed and approved by the Guinness as part of the tender process.

Guinness intends to appoint 3 contractors to this lot.

II.2.5) Award criteria

Price is not the only award criterion and all criteria are stated only in the procurement documents

II.2.6) Estimated value

Value excluding VAT: £12,000,000

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

Duration in months

48

This contract is subject to renewal

No

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

Lot 8 - Passive Fire Safety (Compartmentation) - South-East

Lot No

8

II.2.2) Additional CPV code(s)

- 45343000 - Fire-prevention installation works

II.2.3) Place of performance

NUTS codes

- UKF - East Midlands (England)
- UKH - East of England
- UKI - London
- UKJ - South East (England)

II.2.4) Description of the procurement

This lot will include contractors for the repair, maintenance and installation of passive fire safety protection systems within buildings.

Works will be required where defects or upgrades requirements have been identified as part of our programme of Fire Risk Assessments, and will include, for e.g. making good penetrations and repairs, upgrades or replacement of compartmentation, fire doors and signage.

This lot will also include for the provision of 'enabling' works to support our ongoing programme of intrusive Type 4 Fire Risk Assessments.

All contractors will need to hold an acceptable 3rd party accreditation for passive fire protection. IFE and FIRAs accreditation have been pre approved by Guinness, alternative accreditation schemes will need to be reviewed and approved by the Guinness as part of the tender process.

Guinness intends to appoint 3 contractors to this lot.

II.2.5) Award criteria

Price is not the only award criterion and all criteria are stated only in the procurement documents

II.2.6) Estimated value

Value excluding VAT: £18,000,000

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

Duration in months

48

This contract is subject to renewal

No

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 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

In the case of framework agreements, provide justification for any duration exceeding 4 years:

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: [2021/S 000-005444](#)

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

Date

16 February 2022

Local time

12:00pm

IV.2.4) Languages in which tenders or requests to participate may be submitted

English

Section VI. Complementary information

VI.1) Information about recurrence

This is a recurrent procurement: No

VI.3) Additional information

This framework is being procured by the Guinness Partnership Ltd., a registered Charitable Community Benefit Society registered number 031693R, whose registered office is at 30 Brock Street, Regent's Place, London, NW1 3FG ("Guinness").

This framework is being procured by Guinness for and on behalf of the following entities ("Other Users") who will all be entitled to conclude contracts based on this framework agreement:

- Any and all subsidiaries and entities within Guinness' group of societies and companies ("the Guinness Group"), including but not limited to:

- o The Guinness Partnership Ltd. (Company No: IP031693R)
- o City Response Ltd., Trading As Guinness Property (Company No: 04471280)
- o Guinness Care and Support Ltd. (Company No: IP30337R)
- o Guinness Developments Limited (Company No: 04175094)
- o The Guinness Housing Association Limited (Company No: IP17017R)
- o Guinness Homes Limited (Company No: 05710006)
- o Guinness Platform Limited (Company No: 06411652)
- o Hallco 1397 Limited, Registration (Company No: 05998281); and
- o Any existing and future entities which are contracting authorities within the Group;
- Social housing providers in the UK (both those that are in existence now and those that may be in existence in the future) – 'Social Housing Provider' for this purpose means any provider of social housing and includes, without limitation, registered providers which are listed on the regulator of social housing website and ALMOs and local authorities with retained social housing; and

- Any Public Authority (as defined in the Freedom of Information Act 2000 for Public Authorities in England, or any Local Authority (as defined in the Local Government Act 1972 for Public Authorities in England); and
- Any Public Authority which is included in the UK public sector classification guide at <https://www.ons.gov.uk/economy/nationalaccounts/uksectoraccounts/datasets/publicsectorclassificationguide>; and
- Any wholly owned subsidiaries of any of the above organisations which are contracting authorities.

Other Users (save for those within The Guinness Group) must enter into a Joining Agreement with Guinness before they conclude contracts under the framework agreement.

Potential tenderers should note that Guinness does not guarantee any specific volume of work under this framework arrangement either from itself or Other Users.

Guinness reserves the right to abandon this procurement at any time. Guinness shall not, under any circumstances, be responsible for bidders tendering costs or any other costs or losses arising from such abandonment.

For further information regarding this tender please review the competition documents attached to the competition, or contact Guinness' Procurement Team via their tender portal. Free and unfettered access is available at <https://procontract.due-north.com/>.

VI.4) Procedures for review

VI.4.1) Review body

The Guinness Partnership Ltd.

30 Brock Street

London

NW1 3FG

Country

United Kingdom