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Tender

## **Procurement Frameworks for RBKC Housing Management - Fire Safety Works**

The Royal Borough of Kensington and Chelsea

F02: Contract notice

Notice identifier: 2024/S 000-002620

Procurement identifier (OCID): ocds-h6vhtk-03809b

Published 25 January 2024, 3:43pm

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

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

The Royal Borough of Kensington and Chelsea

Town Hall, Hornton Street

London

W8 7NX

#### **Email**

[TAcurement@rbkc.gov.uk](mailto:TAcurement@rbkc.gov.uk)

#### **Telephone**

+44 800137111

#### **Country**

United Kingdom

**Region code**

UKI - London

**Internet address(es)**

Main address

[www.capitalesourcing.com](http://www.capitalesourcing.com)

**I.3) Communication**

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

[www.capitalesourcing.com](http://www.capitalesourcing.com)

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

[www.capitalesourcing.com](http://www.capitalesourcing.com)

Tenders or requests to participate must be submitted to the above-mentioned address

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

Regional or local authority

**I.5) Main activity**

General public services

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## Section II: Object

### II.1) Scope of the procurement

#### II.1.1) Title

Procurement Frameworks for RBKC Housing Management - Fire Safety Works

Reference number

RBKC-17812

#### II.1.2) Main CPV code

- 45211000 - Construction work for multi-dwelling buildings and individual houses

#### II.1.3) Type of contract

Works

#### II.1.4) Short description

To access this tender you must register with the Capital e-sourcing Portal at [www.capitalesourcing.com](http://www.capitalesourcing.com). Use the following code to access the tender ITT\_RBKC\_17812

or click this link

<https://www.capitalesourcing.com/go/58564136018C59050F7F>

RBKC is undertaking the procurement of a Framework for Fire Safety Works. This forms part of RBKC's wider program of procurements (termed Project Union) to establish four (4) Housing Management Framework Agreements to enable delivery of various works and services.

The Framework for Fire Safety Works will deliver a range of fire safety related works to RBKC's property portfolio. It will be divided into three (3) Lots and RBKC wishes to appoint up to 5 Contractors per Lot.

The Framework Agreement will be for a period of four (4) years with an option to extend for up to two (2) further years up to a maximum duration of six (6) years.

The scope of works to be delivered under the Framework will be fire safety related works including planned maintenance, refurbishment and improvement works to RBKC housing

stock including provision of new installs, repair, replacement, removal, and / or overhaul including but not limited to the following types of works:

Fire Stopping, Compartmentation & Fire Doors including but not limited to;

- Fire-stopping works
- Loft and other compartmentation work.
- Fire safety signage
- Communal area decorations - flame retardant coating systems
- Open Walkway, Weather and Security screen
- Opening-up and making-good works as part of intrusive surveys, i.e., accompanying FRA consultant
- FRA / Fire strategy works such as Bin chutes (e.g., closing off) Communal fire doors and internal glazed screens.
- Communal Fire Door Sets / Front entrance fire doors
- Other fire doors (e.g., services / cupboards doors)

(Includes repair, inspection, and replacement)

Active Fire Protection Systems including but not limited to;

- Fire Extinguishers provision
- Wet, dry & lateral rising mains
- Sprinkler systems
- Water mist systems

Means of Escape, Fire Detection and Smoke Ventilation Systems including but not limited to;

- Fire detection and alarm systems (including smoke and heat detectors within dwellings and integrated systems in common parts)
- Evacuation alert systems (to be used by Fire & Rescue Service)

- Installation of fire / smoke dampers within flats onto communal ducts
- Emergency and communal lighting
- Smoke ventilation systems (mechanical and natural smoke and heat exhaust ventilation systems including AOVs)

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

Value excluding VAT: £75,000,000

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

This contract is divided into lots: Yes

Tenders may be submitted for all lots

## **II.2) Description**

### **II.2.1) Title**

Fire Stopping, Compartmentation & Fire Doors

Lot No

1

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

- 44221220 - Fire doors
- 44480000 - Miscellaneous fire-protection equipment
- 45211000 - Construction work for multi-dwelling buildings and individual houses
- 45300000 - Building installation work
- 45310000 - Electrical installation work
- 45320000 - Insulation work
- 45350000 - Mechanical installations

- 45453000 - Overhaul and refurbishment work

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

NUTS codes

- UKI - London
- UKI33 - Kensington & Chelsea and Hammersmith & Fulham

Main site or place of performance

Properties owned and managed by RBKC primarily located within the Borough. Refer to 1.2 of the ITT

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

The framework agreement established for this Lot will be used by RBKC to access and call-off a range of Fire Safety Works on projects that typically involve the supply, installation, repair and maintenance of fire stopping, fire compartmentation and fire doors. The Works required to be delivered under this Lot include but are not limited to:

- Fire-stopping works
- Loft and other compartmentation work.
- Fire safety signage
- Communal area decorations - flame retardant coating systems
- Open Walkway, Weather and Security screen
- Opening-up and making-good works as part of intrusive surveys, i.e., accompanying FRA consultant
- FRA / Fire strategy works such as Bin chutes (e.g., closing off) Communal fire doors and internal glazed screens.
- Communal Fire Door Sets / Front entrance fire doors
- Other fire doors (e.g., services / cupboards doors)

(Includes repair, inspection, and replacement)

### **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: £30,000,000

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

Duration in months

72

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: Yes

Description of options

The framework agreement will be for an initial term of four (4) years with the option to extend for a further two (2) years, resulting in a maximum term of six (6) years. RBKC considers that the circumstances, environment and challenges which RBKC and the construction market face justifies an extended framework agreement. Please see the procurement documentation for more details.

### **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.2.14) Additional information**

A maximum number of five (5) suppliers will be appointed to the framework agreement for this Lot.

## **II.2) Description**

### **II.2.1) Title**

Active Fire Protection Systems

Lot No

2

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

- 35111300 - Fire extinguishers
- 45211000 - Construction work for multi-dwelling buildings and individual houses
- 45300000 - Building installation work
- 45310000 - Electrical installation work
- 45320000 - Insulation work
- 45343000 - Fire-prevention installation works
- 45343230 - Sprinkler systems installation work
- 45350000 - Mechanical installations
- 45453000 - Overhaul and refurbishment work

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

NUTS codes

- UKI - London
- UKI33 - Kensington & Chelsea and Hammersmith & Fulham

Main site or place of performance



Properties owned and managed by RBKC primarily located within the Borough. Refer to 1.2 of the ITT

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

The framework agreement established for this Lot will be used by RBKC to access and call-off a range of Fire Safety Works on projects that typically involve the supply, installation, repair and maintenance of fire stopping, fire compartmentation and fire doors. The Works required to be delivered under this Lot include but are not limited to:

- Fire Extinguishers provision
- Wet, dry & lateral rising mains
- Sprinkler systems
- Water mist systems

#### **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: £22,500,000

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

Duration in months

72

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: Yes

#### Description of options

The framework agreement will be for an initial term of four (4) years with the option to extend for a further two (2) years, resulting in a maximum term of six (6) years. RBKC considers that the circumstances, environment and challenges which RBKC and the construction market face justifies an extended framework agreement. Please see the procurement documentation for more details.

### **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.2.14) Additional information**

A maximum number of five (5) suppliers will be appointed to the framework agreement for this Lot.

## **II.2) Description**

### **II.2.1) Title**

Means of Escape, Fire Detection and Smoke Ventilation Systems

Lot No

3

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

- 31625100 - Fire-detection systems
- 31625200 - Fire-alarm systems
- 38431200 - Smoke-detection apparatus
- 45211000 - Construction work for multi-dwelling buildings and individual houses
- 45300000 - Building installation work
- 45310000 - Electrical installation work

- 45312100 - Fire-alarm system installation work
- 45320000 - Insulation work
- 45350000 - Mechanical installations
- 45453000 - Overhaul and refurbishment work

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

NUTS codes

- UKI - London
- UKI33 - Kensington & Chelsea and Hammersmith & Fulham

Main site or place of performance

Properties owned and managed by RBKC primarily located within the Borough. Refer to 1.2 of the ITT

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

The framework agreement established for this lot will be used by RBKC to access and call-off a range of Fire Safety Works on projects that typically involve the supply, installation, repair and maintenance of means of escape, fire detection and smoke ventilation systems. The Works required to be delivered under this Lot include but are not limited to:

- Fire detection and alarm systems (including smoke and heat detectors within dwellings and integrated systems in common parts)
- Evacuation alert systems (to be used by Fire & Rescue Service)
- Installation of fire / smoke dampers within flats onto communal ducts
- Emergency and communal lighting
- Smoke ventilation systems (mechanical and natural smoke and heat exhaust ventilation systems including AOVs)

### **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: £22,500,000

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

Duration in months

72

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: Yes

Description of options

The framework agreement will be for an initial term of four (4) years with the option to extend for a further two (2) years, resulting in a maximum term of six (6) years. RBKC considers that the circumstances, environment and challenges which RBKC and the construction market face justifies an extended framework agreement. Please see the procurement documentation for more details.

### **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.2.14) Additional information**

A maximum number of five (5) suppliers will be appointed to the framework agreement for this Lot.

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## **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.2.2) Contract performance conditions**

As stated in the procurement and framework documents

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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: 16

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

The nature of the works being procured together with the circumstances, environment and challenges which RBKC, and the construction market will continue to face for the foreseeable future requires RBKC to develop and maintain a direct and consistent supply chain for delivery of capital investment works longer than the traditional 4-year Framework duration. The rationale is set out in the ITT Doc.

#### **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: [2022/S 000-031764](#)

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

Date

7 March 2024

Local time

1:00pm

#### **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: 11 (from the date stated for receipt of tender)

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

Date

7 March 2024

Local time

2:00pm

Place

[www.capitalesourcing.com](http://www.capitalesourcing.com)

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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 invoicing will be accepted

Electronic payment will be used

### **VI.3) Additional information**

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or click this link

<https://www.capitalesourcing.com/go/58564136018C59050F7F>

The contracts entered into as a result of this contract notice shall be subject to English law and the exclusive jurisdiction of the English Courts.

RBKC reserves the right not to enter into any contract or award any contract as a result of this contract notice and to vary or change or not to proceed with this competition at any stage of the procurement process.

RBKC shall not be responsible for any costs incurred by any potential bidder responding to this contract notice.

Please refer to the procurement documentation for important notices in respect of commercially sensitive information and the application of the Freedom of Information Act 2000.

RBKC reserves the right to require potential bidders to enter into a parent company guarantee and/or performance bond.

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

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

The Royal Borough of Kensington and Chelsea

London

Country

United Kingdom

### **VI.4.3) Review procedure**

Precise information on deadline(s) for review procedures

In accordance with Regulations 86 (Notices of decisions to award a contract or conclude a framework agreement), Regulation 87 (standstill period) and Regulation 91 (Enforcement of duties through the court) of the Public Contracts Regulations 2015.