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Tender

## DOF FIRE CONSULTANT SERVICES FRAMEWORK 2026

CPD - Construction Division

UK4: Tender notice - Procurement Act 2023 - [view information about notice types](#)

Notice identifier: 2026/S 000-008385

Procurement identifier (OCID): ocds-h6vhtk-0612cc

Published 30 January 2026, 11:48am

### Scope

### Reference

C001210FS

### Description

Tenders are invited for the appointment of 1 no. Supplier to each Lot (2 no.) of a Framework to provide the following Services; Lot 1 Fire Risk Assessments, Lot 2 Fire Consultant Services

This Framework is not a guarantee of any future workload, outside of that outlined within the Scope, but demonstrates an intention to utilise the appointed Supplier to provide services where appropriate.

The successful Supplier appointed to each Lot should be suitably qualified and experienced to work in partnership with the Authority and each Client to deliver a high-quality and comply with all Law, Statutory Requirements and Relevant / British European / International Standards.

Suppliers will be required to make all information available from each Work Order let

under this Framework, for reporting and/or benchmarking opportunities.

Lot 1 is for the appointment of 1no. Supplier for the provision of a service for Fire Risk Assessments on behalf of DoF Property Services Division - Fire Safety Section (PSD FSS). The service shall include the preparation of Fire Risk Assessments Reports for buildings within the Northern Ireland central government office estate and other public sector bodies, as required by the Client Group.

DoF PSD Fire Safety Section (PSD FSS) will manage the operation of this Framework as the Client's Representative on behalf of Client Group. PSD FSS will monitor the performance of the Supplier and work with them to drive forward best practice, leading to continuous improvement in delivered Fire Risk Assessments.

Lot 2 is for the appointment of 1no. Supplier for the provision of a Consultant service to both; provide a fire safety design review and verification service to externally procured Integrated Consultant Team (ICT) and Integrated Supply Teams (IST) fire design and fire engineered strategies, to ensure code compliant building designs that meet all NICS, Client, and legal requirements (Consultancy Services) and to provide a fire safety design and advisory service to internal CPD design teams (Design Services)

## **Commercial tool**

Establishes a framework

## **Total value (estimated)**

- £1,025,000 excluding VAT
- £1,230,000 including VAT

Above the relevant threshold

## **Contract dates (estimated)**

- 1 April 2026 to 31 March 2030
- 4 years

## **Main procurement category**

Services

## **CPV classifications**

- 71317100 - Fire and explosion protection and control consultancy services
- 75251110 - Fire-prevention services

## **Contract locations**

- UKN0 - Northern Ireland

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## **Lot 1. LOT 1 FIRE RISK ASSESSMENTS**

### **Description**

This Framework Lot 1 is for the appointment of 1no. Supplier for the provision of a service for Fire Risk Assessments on behalf of DoF Property Services Division - Fire Safety Section (PSD FSS). The service shall include the preparation of Fire Risk Assessments Reports for buildings within the Northern Ireland central government office estate and other public sector bodies, as required by the Client Group.

DoF PSD Fire Safety Section (PSD FSS) will manage the operation of this Framework

at the Client's Representative on behalf of Client Group. PSD FSS will monitor the performance of the Supplier and work with them to drive forward best practice, leading to continuous improvement in delivered Fire Risk Assessments.

### **Lot value (estimated)**

- £800,000 excluding VAT
- £960,000 including VAT

Framework lot values may be shared with other lots

### **Same for all lots**

CPV classifications, contract locations and contract dates are shown in the Scope section, because they are the same for all lots.

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## **Lot 2. LOT 2 - FIRE CONSULTANT SERVICES**

### **Description**

This Framework Lot 2 is for the appointment of 1 no. Supplier for the provision of a service to both; provide a fire safety design review and verification service to externally procured Integrated Consultant Team (ICT) / Integrated Supply Teams (IST) fire design and fire engineered strategies, to ensure code compliant building designs that meet all NICS, Client, and legal requirements (Consultancy Services) and to provide a fire safety design and advisory service to internal CPD design teams (Design Services)

The Supplier's overall role will be to provide advice in relation to the fire safety aspects of the design in order to provide reasonable confidence that the design that is developed, as well as the completed building, should achieve an acceptable standard of fire safety, comply with the client's objectives and meet all relevant legal fire safety

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Invitation to Participate – Schedule of Contract Specific Information (ItP Part B)

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requirements. The Supplier will be responsible for monitoring the delivery of the design throughout the RIBA stages.

CPD Construction Division (CPD CD) will manage the operation of this Framework as the Client's Representative on behalf of Client Group. CPD CD will monitor the performance of the ICTs and work with them to drive forward best practice, leading to continuous improvement in the delivery of Fire Strategy / Design Review Reports.

### **Lot value (estimated)**

- £225,000 excluding VAT
- £270,000 including VAT

Framework lot values may be shared with other lots

### **Same for all lots**

CPV classifications, contract locations and contract dates are shown in the Scope section, because they are the same for all lots.

## Framework

### Maximum number of suppliers

2

### Maximum percentage fee charged to suppliers

0%

### Framework operation description

A contract will be established between the Supplier and the Authority by means of the issue of a Work Order by the Authority with instructions to provide services.

Refer to Lot 1/2 Scope of Service for further information.

The Supplier will provide the service under each Work Order using the same team as indicated in their TP-TS Team Structure. This will mean that a consistent team will be engaged to provide fire risk assessment services.

As set out in the Scope of Services, a Supplier may not be issued with any further orders where it failed to substantially achieve the level of performance on previous orders compliant with the KPIs set out in the Framework Agreement.

A Work Order will normally be associated with a single project or building, but where appropriate the Authority may, for example, create a Work Order for a number of buildings / projects or to provide services for a particular member or members of the

Client Group.

The Authority reserves the right to bundle Projects as part of one Work Order at its discretion.

### **Award method when using the framework**

Either with or without competition

### **Contracting authorities that may use the framework**

Establishing party only

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## **Participation**

### **Legal and financial capacity conditions of participation**

**Lot 1. LOT 1 FIRE RISK ASSESSMENTS**

**Lot 2. LOT 2 - FIRE CONSULTANT SERVICES**

PLEASE REFER TO THE TENDER DOCUMENTS

### **Technical ability conditions of participation**

**Lot 1. LOT 1 FIRE RISK ASSESSMENTS**

**Lot 2. LOT 2 - FIRE CONSULTANT SERVICES**

PLEASE REFER TO THE TENDER DOCUMENTS

## **Submission**

### **Enquiry deadline**

2 March 2026, 3:00pm

### **Submission type**

Requests to participate

### **Tender submission deadline**

2 March 2026, 3:00pm

### **Submission address and any special instructions**

<https://etendersni.gov.uk/epps/cft/prepareViewCfTWS.do?resourceId=6370823>

### **Tenders may be submitted electronically**

Yes

### **Languages that may be used for submission**

English

### **Award decision date (estimated)**

31 March 2026

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## Award criteria

Name	Type	Weighting
PRICE	Price	60%
QUALITY	Quality	30%
SOCIAL VALUE	Quality	10%

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## Other information

### Applicable trade agreements

- Government Procurement Agreement (GPA)

### Conflicts assessment prepared/revised

Yes

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## Procedure

### Procedure type

Competitive flexible procedure

### Competitive flexible procedure description

Please refer to the ITP-PART A DOCUMENT GENERIC INFORMATION AND GUIDANCE

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## **Contracting authority**

### **CPD - Construction Division**

- Public Procurement Organisation Number: PBPX-2845-LQQH

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Region: UKN06 - Belfast

Organisation type: Public authority - central government

Devolved regulations that apply: Northern Ireland