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Tender

## **Fire Door Supplier Framework Agreement**

PORTSMOUTH CITY COUNCIL

F02: Contract notice

Notice identifier: 2022/S 000-009623

Procurement identifier (OCID): ocds-h6vhtk-032c32

Published 11 April 2022, 2:43pm

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

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

PORTSMOUTH CITY COUNCIL

City Council

Portsmouth

PO12BG

#### **Contact**

Procurement Service

#### **Email**

[procurement@portsmouthcc.gov.uk](mailto:procurement@portsmouthcc.gov.uk)

#### **Telephone**

+44 2392688235

#### **Country**

United Kingdom

**Region code**

UKJ31 - Portsmouth

**Internet address(es)**

Main address

[www.portsmouth.gov.uk](http://www.portsmouth.gov.uk)

Buyer's address

<https://in-tendhost.co.uk/portsmouthcc.aspx/Home>

**I.3) Communication**

Access to the procurement documents is restricted. Further information can be obtained at

<https://in-tendhost.co.uk/portsmouthcc.aspx/Home>

Additional information can be obtained from the above-mentioned address

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**

Fire Door Supplier Framework Agreement

**II.1.2) Main CPV code**

- 44221220 - Fire doors

**II.1.3) Type of contract**

Supplies

**II.1.4) Short description**

Portsmouth City Council (the 'Council') is inviting tenders from suitably experienced and accredited fire door manufacturers to establish a framework agreement for the provision primarily of factory set timber fire doors. Installation work will be undertaken by the Council's existing term service and framework contractors with the fire door supplier and products specified as mandated materials / sub-contractor within the overarching contract held between the Council and the installation contractor.

The Council is targeting to have awarded the framework agreement by 9th June 2022 and to have commenced operation of the agreement by 4th July 2022. Once established the framework agreement will run for an initial term of 4 years extendable in increments of no less than 1 year and no more than 4 years at any one time to a maximum total term of 8 years. Spend per annum associated with the framework agreement is estimated to be in the region of £2M during the initial 4 year term and reducing to £1.5M per annum over the subsequent term in the event that the Council takes up the extension option allowed for.

The Council has a requirement to undertake significant fire safety works across its housing stock over the coming years. This work will require installation of significant numbers of fire doors and in order to achieve product assurance, economies of scale pricing, consistent lead times and other benefits the Council is seeking to direct its installation contractors to a mandated supplier and named product sets. Importantly the Council is also seeking to achieve consistent supply of replacement door sets and associated components in respect of post installation maintenance and replacement works to ensure that the door set fire accreditation is not compromised.

- Issue FTS Contract Notice & Tender Pack - Monday 11th April 2022
- Bidders Briefing via Teams - Tuesday 19th April 14:00 & Thursday 21st April 2022, 14:00
- Request for clarification deadline - Friday 6th May 2022, 16:00
- Tender return deadline - Friday 13th May 2022 14:00
- Notification of award decision - Friday 3rd June 2022

- Commencement - Monday 4th July 2022

Two bidder's session will take place via Microsoft teams to review the scope of the agreement. The bidder's sessions will take place on Thursday 14th April 2022 at 14:00 and Tuesday 19th April 2022, 14:00 for up to 2 hours.

Tenderers wishing to take part in the bidder's session should confirm their preferred session date, the names of their attendees and e-mail addresses via the correspondence function on Intend, where they will subsequently be sent a Microsoft Teams invitation.

Application is via submission of completed tender responses by the deadline stated above via the Council's e-sourcing solution InTend which will be used to administrate all aspects of the procurement process. The system is free to use and can be accessed via the following internet address:

<https://in-tendhost.co.uk/portsmouthcc.aspx/Home>

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

Value excluding VAT: £15,000,000

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

This contract is divided into lots: No

### **II.2) Description**

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

- 44221200 - Doors

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

NUTS codes

- UKJ35 - South Hampshire

Main site or place of performance

The framework will be predominantly used by the Council in relation to installation projects across its own directly owned property portfolio but may also be used for projects undertaken on behalf of neighbouring Gosport Borough Council where the Council manage planned maintenance projects as part of a shared management arrangement. Gosport Borough Council will also have the ability to utilise the framework agreement directly to support projects that they are directly managing.

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

### **Supply Scope**

Typically, installation works will involve planned maintenance activities to residential properties including but not limited to -

- Property entrance doors
- Electrical cupboard doors
- Corridor doors
- Doors and side screens

It is forecast that the majority of projects, around 80% based upon historical demand, will be to the Councils social housing portfolio where residents usually remain in occupation for the duration of works. Although only a forecast subject to variation, the remaining 20% of projects are likely to be in relation to properties within the Councils varied corporate property portfolio which will alter in scope over the course of the agreement, this includes properties such as the following but not limited to -

- Schools
- Libraries
- Leisure centres
- Social Care & Related Facilities
- Depots
- Commercial Buildings
- Community Centres
- Cultural assets
- Shops

### **Estimates & Demand Pipelines**

As stated above, it is anticipated that approximately £2m per annum will be spent on a programme of fire door replacement over the next 3-4 years. This will initially focus on

high-rise tower blocks and sheltered housing schemes although smaller planned maintenance schemes to low/medium rise blocks of flats will also be undertaken over this period.

Whilst the majority of installation works (for which the supply of the doors is required) by value and scale is targeted for completion within the initial term of the framework agreement it will not be possible for the Council to have completed its full installation programme within 4 years. In order to complete the overall installation programme without the disruption of mid-term re-procurement and significantly compromising product / component consistency required in order to comply with the relevant health and safety and fire regulations , which can only be effectively achieved through a single mandated supplier / product set, the Council will establish a framework agreement that may be extended beyond the 4 year term generally allowed for within the Public Contracts Regulations (2015).

Fire safety improvement works to tower blocks will typically involve replacement of between 70 - 140 property entrance doors, alongside replacement of communal doors meaning that individual schemes could total approximately 400 doors.

General planned maintenance schemes are likely to have a lower requirement with a broad range, typically 20-50 doors however, this number could increase significantly if the project contains multiple blocks.

It is anticipated that over the 8 year period up to £15m of fire doors may be procured through the Agreement based upon the agreed maintenance budget for 2022/23 and predicted budgets for future years.

## Framework Agreement & Overview

The Council will appoint a maximum of 4 suppliers onto the framework agreement in order to provide contingency in the event that the top ranked preferred supplier is unable to fulfil its performance obligations under the agreement on either a substantive or persistent basis. The Council may also use the framework agreement for the supply of other types of doors. The Council envisages that majority of call off arrangements let via the framework agreement will be via direct ranked direct award but call offs may also be let via mini-competition process as well.

The Council will enter directly into the framework agreement with the suppliers but other than establishing a mandated supplier / product agreement with the top ranked supplier the Council is unlikely to enter into direct contract with the supplier for the supply of fire doors, although the Council will include for an option of direct purchasing via the framework agreement. The framework agreement and mandated supplier / product agreement will be used to ensure that agreed rates, product specifications, lead times, etc. are honoured by the supplier when they enter into sub-contract / supply chain

agreements with the Council's directly appointed installation contractors. While the terms of the agreement are to be honoured at third party level individual purchasing Principal Contractors may request additional terms.

It is envisaged that the agreement will be used by the Council to support the installation of fire doors across the Council's residential properties, however it may be used to support installation programmes of work related to other door types and property assets owned by the Council.

The framework will be predominantly used by the Council in relation to installation projects across its own directly owned property portfolio but may also be used for projects undertaken on behalf of neighbouring Gosport Borough Council where the Council manage planned maintenance projects as part of a shared management arrangement. Gosport Borough Council will also have the ability to utilise the framework agreement directly to support projects that they are directly managing.

The framework will also have the option to undertake mini competition. Mini-competition process may be used to:

- To re-establish a new ranking regime for fire door supply due to any significant issues with the top ranked supplier, for example but not limited to performance, best value, business standing, etc.
- For the purchase of other door types including for the establishment of additional door type sub-lots on a ranked basis where there is a high potential for repeat work. by significant volume with their own ranking.

### 3.0 Agreement Objectives and outcomes

The Council are looking to deliver against the following objectives through the establishment of the Agreement will aim to deliver the following outcomes -

- Certified Door Sets - the provision of a suitable supplier will give the Council confidence that the correct doors are being installed in the requisite locations and are certified to that affect.
- Consistency of standards - the agreement will hold in place formalised standards such as delivery times, costs or similar so that projects can be suitable planned.
- Maintenance practicality - the use of a single door set will ensure that where necessary repairs do not void certification by accessing the correct stock items.
- Best value - value will obtained in economies of scale with the use of rebates or discounts as set out at agreement level.

- Social Value Outcomes – the Council are keen for the Agreement to provide demonstrable social value and environmental outcomes. As such actual social value delivery will be reviewed on a regular basis.

#### **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: £15,000,000

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

Duration in months

48

This contract is subject to renewal

Yes

Description of renewals

The framework agreement will run for an initial term of 4 years extendable in increments of no less than 1 year and no more than 4 years at any one time to a maximum total term of 8 years. Whilst the majority of installation works (for which the supply of the doors is required) by value and scale is targeted for completion within the initial term of the framework agreement it will not be possible for the Council to have completed its full installation programme within 4 years. In order to complete the overall installation programme without the disruption of mid-term re-procurement and significantly compromising product/component consistency required in order to comply with the relevant health and safety and fire regulations , which can only be effectively achieved through a single mandated supplier/product set, the Council will establish a framework agreement that may be extended beyond the 4 year term generally allowed for within the Public Contracts Regulations (2015).

#### **II.2.10) Information about variants**

Variants will be accepted: No

#### **II.2.11) Information about options**

Options: No



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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: 4

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

Whilst the majority of installation works (for which the supply of the doors is required) by value and scale is targeted for completion within the initial term of the framework agreement it will not be possible for the Council to have completed its full installation programme within 4 years. In order to complete the overall installation programme without the disruption of mid-term re-procurement and significantly compromising product / component consistency required in order to comply with the relevant health and safety and fire regulations , which can only be effectively achieved through a single mandated supplier / product set, the Council will establish a framework agreement that may be extended beyond the 4 year term generally allowed for within the Public Contracts Regulations (2015).

#### **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

13 May 2022

Local time

2:00pm

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

English

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

Date

13 May 2022

Local time

2:05pm

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**Section VI. Complementary information**

**VI.1) Information about recurrence**

This is a recurrent procurement: No

**VI.4) Procedures for review**

**VI.4.1) Review body**

The High Court of Justice

The Strand

London

WC2A 2LL

Country

United Kingdom