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Contract

DN585096 - Building Safety Improvement Works - Contractor Framework - Sprinklers, Alarms, Passive Fire

The Guinness Partnership Ltd

F03: Contract award notice

Notice identifier: 2024/S 000-026663

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

Published 21 August 2024, 1:11pm

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

dennis.viljoen@guinness.org.uk

Telephone

+44 3031231890

Country

United Kingdom

Region code

UKC - North East (England)

Internet address(es)

Main address

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

Buyer's address

<http://www.guinnesspartnership.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

DN585096 - Building Safety Improvement Works - Contractor Framework - Sprinklers, Alarms, Passive Fire

Reference number

DN585096

II.1.2) Main CPV code

- 45312100 - Fire-alarm system installation work

II.1.3) Type of contract

Works

II.1.4) Short description

The Guinness Partnership Ltd. has conducted 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. A range of framework contractors have been appointed to deliver these. This framework is also open to use by other public bodies.

II.1.6) Information about lots

This contract is divided into lots: Yes

II.1.7) Total value of the procurement (excluding VAT)

Value excluding VAT: £153,000,000

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

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

II.2.4) Description of the procurement

This lot was awarded to a single contractor for a range of multi-disciplinary works encompassing those included in the specialist lots on the framework:

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

II.2.5) Award criteria

Quality criterion - Name: Quality / Weighting: 60

Price - Weighting: 40

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 was awarded to a single contractor to provide a range of multi-disciplinary works encompassing those included in the specialist lots on the framework:

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

II.2.5) Award criteria

Quality criterion - Name: Quality / Weighting: 60

Price - Weighting: 40

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

- 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 included 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 includes 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 has appointed 3 contractors to this lot.

II.2.5) Award criteria

Quality criterion - Name: Quality / Weighting: 60

Price - Weighting: 40

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

II.2.4) Description of the procurement

This lot includes 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.

II.2.5) Award criteria

Quality criterion - Name: Quality / Weighting: 60

Price - Weighting: 40

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

- 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 included 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 has appointed 3 contractors to this lot.

II.2.5) Award criteria

Quality criterion - Name: Quality / Weighting: 60

Price - Weighting: 40

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

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

II.2.4) Description of the procurement

This lot included 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 has appointed 3 contractors to this lot.

II.2.5) Award criteria

Quality criterion - Name: Quality / Weighting: 60

Price - Weighting: 40

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

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

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

II.2.4) Description of the procurement

This lot includes 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 also includes for the provision of 'enabling' works to support our ongoing programme of intrusive Type 4 Fire Risk Assessments. Guinness has appointed 3 contractors to this lot.

II.2.5) Award criteria

Quality criterion - Name: Quality / Weighting: 60

Price - Weighting: 40

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

II.2.4) Description of the procurement

This lot includes 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 includes, 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. Guinness has appointed 3 contractors to this lot.

II.2.5) Award criteria

Quality criterion - Name: Quality / Weighting: 60

Price - Weighting: 40

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

IV.1.8) Information about the Government Procurement Agreement (GPA)

The procurement is covered by the Government Procurement Agreement: No

IV.2) Administrative information

IV.2.1) Previous publication concerning this procedure

Notice number: [2022/S 000-001350](#)

Section V. Award of contract

Lot No

1

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

27 June 2023

V.2.2) Information about tenders

Number of tenders received: 2

The contract has been awarded to a group of economic operators: No

V.2.3) Name and address of the contractor

HARMONY FIRE LTD

Clarence House, Watercombe Lane

Yeovil, Somerset

BA20 2SU

Country

United Kingdom

NUTS code

- UKC - North East (England)

The contractor is an SME

No

V.2.4) Information on value of contract/lot (excluding VAT)

Lowest offer: £1 / Highest offer: £130,000,000 taken into consideration

Section V. Award of contract

Lot No

2

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

27 June 2023

V.2.2) Information about tenders

Number of tenders received: 2

The contract has been awarded to a group of economic operators: No

V.2.3) Name and address of the contractor

SURESERVE FIRE AND ELECTRICAL LIMITED

Crossways Point 15, Victory Way, Crossways Business Park

Dartford, Kent

DA2 6DT

Country

United Kingdom

NUTS code

- UKF - East Midlands (England)

The contractor is an SME

No

V.2.4) Information on value of contract/lot (excluding VAT)

Lowest offer: £1 / Highest offer: £23,000,000 taken into consideration

Section V. Award of contract

Lot No

3

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

27 June 2023

V.2.2) Information about tenders

Number of tenders received: 4

The contract has been awarded to a group of economic operators: No

V.2.3) Name and address of the contractor

BESSEGES LTD

6 Riverside

Dukinfield, Cheshire

SK16 4HE

Country

United Kingdom

NUTS code

- UKD - North West (England)

The contractor is an SME

No

V.2.4) Information on value of contract/lot (excluding VAT)

Lowest offer: £1 / Highest offer: £18,000,000 taken into consideration

Section V. Award of contract

Lot No

3

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

27 June 2023

V.2.2) Information about tenders

Number of tenders received: 4

The contract has been awarded to a group of economic operators: No

V.2.3) Name and address of the contractor

PROTECT TWENTY FOUR LTD

Mentor House, Ainsworth Street

Blackburn

BB1 6AY

Country

United Kingdom

NUTS code

- UKD - North West (England)

The contractor is an SME

No

V.2.4) Information on value of contract/lot (excluding VAT)

Lowest offer: £1 / Highest offer: £18,000,000 taken into consideration

Section V. Award of contract

Lot No

3

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

27 June 2023

V.2.2) Information about tenders

Number of tenders received: 4

The contract has been awarded to a group of economic operators: No

V.2.3) Name and address of the contractor

SURESERVE FIRE AND ELECTRICAL LIMITED

Crossways Point 15, Victory Way, Crossways Business Park

Dartford, Kent

DA2 6DT

Country

United Kingdom

NUTS code

- UKD - North West (England)

The contractor is an SME

No

V.2.4) Information on value of contract/lot (excluding VAT)

Lowest offer: £1 / Highest offer: £18,000,000 taken into consideration

Section V. Award of contract

Lot No

4

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

27 June 2023

V.2.2) Information about tenders

Number of tenders received: 3

The contract has been awarded to a group of economic operators: No

V.2.3) Name and address of the contractor

HARMONY FIRE LTD

Clarence House, Watercombe Lane

Yeovil, Somerset

BA20 2SU

Country

United Kingdom

NUTS code

- UKF - East Midlands (England)

The contractor is an SME

No

V.2.4) Information on value of contract/lot (excluding VAT)

Lowest offer: £1 / Highest offer: £33,000,000 taken into consideration

Section V. Award of contract

Lot No

4

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

27 June 2023

V.2.2) Information about tenders

Number of tenders received: 3

The contract has been awarded to a group of economic operators: No

V.2.3) Name and address of the contractor

PROTECT TWENTY FOUR LTD

Mentor House, Ainsworth Street

Blackburn

BB1 6AY

Country

United Kingdom

NUTS code

- UKG - West Midlands (England)

The contractor is an SME

No

V.2.4) Information on value of contract/lot (excluding VAT)

Lowest offer: £1 / Highest offer: £33,000,000 taken into consideration

Section V. Award of contract

Lot No

4

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

27 June 2023

V.2.2) Information about tenders

Number of tenders received: 3

The contract has been awarded to a group of economic operators: No

V.2.3) Name and address of the contractor

TRIANGLE FIRE SYSTEMS LTD

6 Waites Lane, Fairlight

Hastings

TN35 4AR

Country

United Kingdom

NUTS code

- UKF - East Midlands (England)

The contractor is an SME

No

V.2.4) Information on value of contract/lot (excluding VAT)

Lowest offer: £1 / Highest offer: £33,000,000 taken into consideration

Section V. Award of contract

Lot No

5

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

27 June 2023

V.2.2) Information about tenders

Number of tenders received: 5

The contract has been awarded to a group of economic operators: No

V.2.3) Name and address of the contractor

EFT SYSTEMS LTD

Cobden House, 39a Cobden Road

Southport, Merseyside

PR9 7TR

Country

United Kingdom

NUTS code

- UKD - North West (England)

The contractor is an SME

No

V.2.4) Information on value of contract/lot (excluding VAT)

Lowest offer: £1 / Highest offer: £6,000,000 taken into consideration

Section V. Award of contract

Lot No

5

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

27 June 2023

V.2.2) Information about tenders

Number of tenders received: 5

The contract has been awarded to a group of economic operators: No

V.2.3) Name and address of the contractor

FIELDWAY SUPPLIES LIMITED

Unit 12 Paramount Business Park, Wilson Road

Huyton, Liverpool

L36 6AW

Country

United Kingdom

NUTS code

- UKD - North West (England)

The contractor is an SME

No

V.2.4) Information on value of contract/lot (excluding VAT)

Lowest offer: £1 / Highest offer: £6,000,000 taken into consideration

Section V. Award of contract

Lot No

5

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

27 June 2023

V.2.2) Information about tenders

Number of tenders received: 5

The contract has been awarded to a group of economic operators: No

V.2.3) Name and address of the contractor

SURESERVE FIRE AND ELECTRICAL LIMITED

Crossways Point 15, Victory Way, Crossways Business Park

Dartford, Kent

DA2 6DT

Country

United Kingdom

NUTS code

- UKD - North West (England)

The contractor is an SME

No

V.2.4) Information on value of contract/lot (excluding VAT)

Lowest offer: £1 / Highest offer: £6,000,000 taken into consideration

Section V. Award of contract

Lot No

6

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

26 June 2023

V.2.2) Information about tenders

Number of tenders received: 4

The contract has been awarded to a group of economic operators: No

V.2.3) Name and address of the contractor

ABCA SYSTEMS LIMITED

Unit 24 Mylord Crescent, Camperdown Industrial Estate

Tyne & Wear

NE12 5UJ

Country

United Kingdom

NUTS code

- UKG - West Midlands (England)

The contractor is an SME

No

V.2.4) Information on value of contract/lot (excluding VAT)

Lowest offer: £1 / Highest offer: £6,000,000 taken into consideration

Section V. Award of contract

Lot No

6

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

27 June 2023

V.2.2) Information about tenders

Number of tenders received: 4

The contract has been awarded to a group of economic operators: No

V.2.3) Name and address of the contractor

DFP SERVICES LTD

One West Durham, St Johns Road, Meadowfield Industrial Estate

Durham

DH7 8RD

Country

United Kingdom

NUTS code

- UKF - East Midlands (England)

The contractor is an SME

No

V.2.4) Information on value of contract/lot (excluding VAT)

Lowest offer: £1 / Highest offer: £6,000,000 taken into consideration

Section V. Award of contract

Lot No

6

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

27 June 2023

V.2.2) Information about tenders

Number of tenders received: 4

The contract has been awarded to a group of economic operators: No

V.2.3) Name and address of the contractor

HARMONY FIRE LTD

Clarence House, Watercombe Lane

Yeovil, Somerset

BA20 2SU

Country

United Kingdom

NUTS code

- UKF - East Midlands (England)

The contractor is an SME

No

V.2.4) Information on value of contract/lot (excluding VAT)

Lowest offer: £1 / Highest offer: £6,000,000 taken into consideration

Section V. Award of contract

Lot No

7

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

27 June 2023

V.2.2) Information about tenders

Number of tenders received: 5

The contract has been awarded to a group of economic operators: No

V.2.3) Name and address of the contractor

FIELDWAY SUPPLIES LIMITED

Unit 12 Paramount Business Park, Wilson Road

Huyton, Liverpool

L36 6AW

Country

United Kingdom

NUTS code

- UKD - North West (England)

The contractor is an SME

No

V.2.4) Information on value of contract/lot (excluding VAT)

Lowest offer: £1 / Highest offer: £12,000,000 taken into consideration

Section V. Award of contract

Lot No

7

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

27 June 2023

V.2.2) Information about tenders

Number of tenders received: 5

The contract has been awarded to a group of economic operators: No

V.2.3) Name and address of the contractor

NEO PROPERTY SOLUTIONS LIMITED

13 Flemming Court

Castleford, West Yorkshire

WF10 5HW

Country

United Kingdom

NUTS code

- UKD - North West (England)

The contractor is an SME

No

V.2.4) Information on value of contract/lot (excluding VAT)

Lowest offer: £1 / Highest offer: £12,000,000 taken into consideration

Section V. Award of contract

Lot No

7

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

27 June 2023

V.2.2) Information about tenders

Number of tenders received: 5

The contract has been awarded to a group of economic operators: No

V.2.3) Name and address of the contractor

SURESERVE FIRE AND ELECTRICAL LIMITED

Crossways Point 15, Victory Way, Crossways Business Park

Dartford, Kent

DA2 6DT

Country

United Kingdom

NUTS code

- UKD - North West (England)

The contractor is an SME

No

V.2.4) Information on value of contract/lot (excluding VAT)

Lowest offer: £1 / Highest offer: £12,000,000 taken into consideration

Section V. Award of contract

Lot No

8

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

27 June 2023

V.2.2) Information about tenders

Number of tenders received: 4

The contract has been awarded to a group of economic operators: No

V.2.3) Name and address of the contractor

ABCA SYSTEMS LIMITED

Unit 24 Mylord Crescent, Camperdown Industrial Estate

Tyne & Wear

NE12 5UJ

Country

United Kingdom

NUTS code

- UKF - East Midlands (England)

The contractor is an SME

No

V.2.4) Information on value of contract/lot (excluding VAT)

Lowest offer: £1 / Highest offer: £18,000,000 taken into consideration

Section V. Award of contract

Lot No

8

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

27 June 2023

V.2.2) Information about tenders

Number of tenders received: 4

The contract has been awarded to a group of economic operators: No

V.2.3) Name and address of the contractor

CLM FIREPROOFING LIMITED

12 Hatherley Road

Sidcup, Kent

DA14 4DT

Country

United Kingdom

NUTS code

- UKF - East Midlands (England)

The contractor is an SME

No

V.2.4) Information on value of contract/lot (excluding VAT)

Lowest offer: £1 / Highest offer: £18,000,000 taken into consideration

Section V. Award of contract

Lot No

8

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

27 June 2023

V.2.2) Information about tenders

Number of tenders received: 4

The contract has been awarded to a group of economic operators: No

V.2.3) Name and address of the contractor

TRAIL SERVICES (UK) LTD

Unit F14, Northfleet Industrial Estate, Lower Road

Northfleet, Kent

DA11 9SW

Country

United Kingdom

NUTS code

- UKF - East Midlands (England)

The contractor is an SME

No

V.2.4) Information on value of contract/lot (excluding VAT)

Lowest offer: £1 / Highest offer: £18,000,000 taken into consideration

Section VI. Complementary information

VI.4) Procedures for review

VI.4.1) Review body

The Guinness Partnership Ltd.

30 Brock Street

London

NW1 3FG

Email

procurement@guinness.org.uk

Country

United Kingdom