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Planning

## **ITT for the Procurement of Mechanical & Electrical Works, Goods and Services, and Fire, Safety and Security Works, Goods and Services.**

Dacorum Borough Council

UK3: Planned procurement notice - Procurement Act 2023 - [view information about notice types](#)

Notice identifier: 2025/S 000-026910

Procurement identifier (OCID): ocds-h6vhtk-052365 ([view related notices](#))

Published 23 May 2025, 4:18pm

### **Scope**

### **Reference**

DBCMEFSS0001

### **Description**

Planned Procurement Notice - Open Framework.

As per section 15 of the Procurement Act 2023 (PA23), this notice sets out the planned procurement by Altair on behalf of its Client.

This tender notice is for the planned procurement of a public contract through an open procedure in accordance with section 20(1) and (2)(a) of the PA 2023. Following the expiration of the contract, it is likely that a further procurement will be made - estimated notice February 2034.

NB - The Contracting Authority reserves the right to amend any of the details of this Procurement process at any time and retains the right to amend, change, withdraw the process at any time.

Contracting Authority: DACORUM BOROUGH COUNCIL of The Forum, Marlowes, Hemel Hempstead, Hertfordshire HP1 1DN (the "Client")

Title of Procurement: ITT for the Procurement of Mechanical & Electrical Works Goods and Services, and Fire, Safety and Security Works Goods and Services.

Unique Identifier: DBCMEFSS0001

Contract for Goods/Services or Works: Works, Goods and Services

Contract Subject-Matter:

The Contracting Authority is looking to tender for the following services in the near future and is publishing a Preliminary Market Engagement Notice to contribute to the development of the tender specifics and understand from feedback in the market how to best develop an open process to achieve maximum value.

The Contracting Authority reserves the right to allow other Contracting Authorities to access this Contract throughout the Term of the Agreement, (Sections 74-77 and Schedule 8 of the Act and regulation 40), clarification on whether a fee structure will apply will follow Market Engagement. In addition the Contracting Authority reserves the right to amend the agreement and which Contracting Authorities can access the Agreement (Schedule 8, paragraph 9 of the Regulations), due to the upcoming Local Authority Reorganisation, please see <https://www.gov.uk/government/collections/local-government-reorganisation-policy-and-programme-updates>

The engagement process will be 3 stages. 1. An expression of interest to this Notice, 2. A survey with shaping questions will be sent to all interested parties. 3. Supplier completed questionnaires, and feedback will be collated, and a full supplier day will take place, the Contracting Authority reserves the right to follow up with any Supplier on a 1 to 1, or group basis, for further information or clarification. As part of the service provision, the Contracting Authority is planning to put in place a new Framework solution which will enable the Contracting Authority to provide full range of Goods, Services and Maintenance across the following areas:

Mechanical & Electrical Services

This Lot will include, but is not limited to, the Goods and Services identified below. The Contracting Authority reserves the right to make changes to the content of the Lot based on Market Engagement Feedback.

Furthermore, it will include associated services such as new supply connections, general plumbing, pipework, and all other maintenance, replacement, and installation activities directly related to the Goods and Services.

1. Air Conditioning installation, replacement, servicing and maintenance including statutory inspections in relation to EPBD compliance (CIBSE TM44 guidance).

2. Booster Pump Installation

3. Booster Pump Servicing

4. Broadband Installation (Landlord areas)

5. Digital IRS Installation

6. Digital IRS Servicing

7. Disabled Adaptation Installation (M&E - such as audio/visual aids)

8. Disabled Adaptation Servicing (M&E)

9. Commercial Rewire (inc. high voltage)

10. Domestic Rewire

11. EICR (BLOCK)

12. EICR (COMMERCIAL)

13. EICR (DWELLING)

14. Electric Vehicle Charging Installation

15. Electric Vehicle Charging Servicing

16. Fire & Smoke Detection Installation (Domestic Dwellings)

17. Lightning Conductor Installation

18. Lightning Conductor Servicing

19. Portable Appliance (PAT) Testing

20. Rising & Lateral Mains Upgrade (Blocks/Buildings)

## Fire, Safety and Security

This Lot will include, but is not limited to, the below Goods and Services including passive and active fire safety works. The Contracting Authority reserves the right to amend the contents of this Lot. This lot excludes Fire Risk Assessments:

1. Alarm Monitoring Services
2. Automatic Opening Vent Installation
3. Automatic Opening Vent Servicing
4. Automatic Barriers Installation
5. Automatic Barriers Servicing
6. Automatic Doors Installation
7. Automatic Doors Servicing
8. Door Entry Installation (Commercial)
9. Door Entry Installation (Domestic)
10. Door Entry Servicing
11. Dry Riser Servicing
12. Emergency Lighting Installation (Domestic & Commercial)
13. Emergency Lighting Servicing (Domestic & Commercial)
14. Fire Alarm Installation (Domestic & Commercial)
15. Fire Alarm Servicing (Domestic & Commercial)
16. Fall Arrest System Servicing and Remedials
17. Fire Alarm Installation (Communal)
18. Fire Alarm Servicing/Testing
19. Fire Equipment Installation

- 20. Fire Equipment Servicing/Testing
- 21. Personal Protection Water Misting System Installation
- 22. Personal Protection Water Misting System Servicing
- 23. Sprinkler Installation
- 24. Sprinkler Servicing
- 25. Suppression Systems Installation
- 26. Suppression Systems Servicing
- 27. Warden Call System Installation
- 28. Warden Call System Servicing/Testing
- 29. Wet Riser Servicing

Conditions of Participation of the Tender Process, (To be confirmed):

Legal and financial capability:

Requirement: The supplier must be a legally established entity with the financial stability to perform the contract. Specific requirements will be finalised following market engagement.

Likely evidence and process:

- 1. A copy of the supplier's registration documents and all relevant certifications and accreditations.
- 2. Dunn and Bradstreet report to review all Suppliers' operational standing.
- 3. A financial ratio or ratios based on Net Debt to EBITDA ratio, Acid ratio, Group Exposure Ratio, Turnover Ratio and Operating Margin percentage.

Technical Ability to perform the Services and provide the Goods as set out:

Requirement: The supplier must demonstrate the technical capability and experience necessary to fulfil the contract requirements.

Likely evidence and process:

1. A list of principal services provided in the past three years, including values, dates, and recipients.
2. Details of the technical equipment and measures for ensuring quality.
3. Qualifications and experience of key personnel.
4. Quality and Technical Questions to be completed fully, evidencing the Suppliers' ability to provide the goods and services.

Payment Terms: 30 days net end of month invoice received.

Contract Dates and Expected Process.

Estimated Date of Tender Notice Publication: July 2025,

Estimated Date for Submission of Requests to Participate: July - Aug 2025,

Procedure Expected to be Used:

- Open Procedure, (Pending Market Engagement Feedback)

Dynamic Market Membership: No

Participation - Particular Suitability:

- Small and medium-sized enterprises (SME)
- Large enterprises

Selection Process:

1. Mandatory Documents and Certification:

- Legal and financial capacity documents.
- Certifications and declarations of compliance.

2. Procurement Specific Questionnaire (PSQ):

- Mandatory Questions: Legal, financial, and technical capacity.
- Discretionary Questions: Past performance, references, and other relevant criteria.

- Exclusion Criteria: Both Mandatory and Discretionary

### 3. Technical/Quality Questionnaire:

- Detailed questions assessing the supplier's technical ability and quality assurance measures.

### 4. Pricing Evaluation:

- Detailed breakdown of costs and pricing structure.

5. Overall Threshold: For the Suppliers that pass the PSQ, the combined weighted scores from the Technical/Quality Questionnaire and Pricing Evaluation will provide an overall score. The highest scoring supplier across the elements will be the successful bidder for the Lot.

NB - The specifics of the Hurdle and Financial / Non-Financial weightings are to be confirmed following initial market engagement.

Term of the Contract Including Extensions: 5 years initially with extensions of up to 5 years for a 10 year maximum.

Previous Contract Information: No specific previous Contract. The requirements were split over multiple contracts.

Intention to Award the Contract to:

1. A single winning bidder per Lot based on the highest overall score across the combined Financial and Non-Financial elements.

What Fees if Any will be Charged in Accordance with Section 45(7) of the PA 2023: The Contracting Authority is yet to decide whether a Fee structure will apply for this agreement. This will be clarified post Market Engagement.

Will an Electronic Auction be Used: No

What Lots will Form this Tender: There will be two Lots, Lot 1 - Mechanical and Electrical Services, Lot 2 - Fire, Safety and Security Services.

Will it be Awarded by Lot: Yes

Estimated Award Criteria for Each Lot: Both Lots will be awarded maximum score basis. The successful Supplier who reaches the maximum combined score across the Quality/Technical and Financial evaluations will be awarded for that Lot. All specifics for

the scoring mechanism will be completed in detail following the market engagement, the Contracting Authority reserves the right to amend the award criteria based on Market Engagement.

Can a Supplier bid for all Lots: Yes

Estimated Date of Contract Award: March 2026

Estimated Value of the Contract: c£40m Over the full agreement term including VAT

Estimated Value of Each Lot: Lot 1 - Mechanical and Electrical c£25m over 10 years, to be confirmed.

Lot 2 - Fire, Safety and Security c£15m over 10 years, to be confirmed

NB all values are estimates and are in no way meant as guaranteed values. The Contracting Authority reserves the right to vary, amend or remove elements from the process.

Tendering Process - Number of Days for the ITT to be Live: To be confirmed

### **Total value (estimated)**

- £40,000,000 excluding VAT
- £48,000,000 including VAT

Above the relevant threshold

### **Contract dates (estimated)**

- 2 February 2026 to 3 February 2031
- Possible extension to 3 February 2036
- 10 years, 2 days

Description of possible extension:



Initial 5 year agreement with extensions up to 5 further years. The Authority reserves the right to extend up to the full 5 years at its discretion.

## **Main procurement category**

Services

## **CPV classifications**

- 32412100 - Telecommunications network
- 42122130 - Water pumps
- 42512000 - Air-conditioning installations
- 44165200 - Risers
- 44531400 - Bolts
- 45211000 - Construction work for multi-dwelling buildings and individual houses
- 45310000 - Electrical installation work
- 45311000 - Electrical wiring and fitting work
- 45312100 - Fire-alarm system installation work
- 45312200 - Burglar-alarm system installation work
- 45312310 - Lightning-protection works
- 45312311 - Lightning-conductor installation work
- 45314000 - Installation of telecommunications equipment
- 45315000 - Electrical installation work of heating and other electrical building-equipment
- 45315100 - Electrical engineering installation works
- 45315300 - Electricity supply installations

- 45315400 - High voltage installation work
- 45315500 - Medium-voltage installation work
- 45315600 - Low-voltage installation work
- 45315700 - Switching station installation work
- 45331200 - Ventilation and air-conditioning installation work
- 45331210 - Ventilation installation work
- 45343000 - Fire-prevention installation works
- 45343200 - Firefighting equipment installation work
- 45343210 - CO2 fire-extinguishing equipment installation work
- 45343220 - Fire-extinguishers installation work
- 45343230 - Sprinkler systems installation work
- 45453100 - Refurbishment work
- 50116100 - Electrical-system repair services
- 50324100 - System maintenance services
- 50324200 - Preventive maintenance services
- 50332000 - Telecommunications-infrastructure maintenance services
- 50413100 - Repair and maintenance services of gas-detection equipment
- 50413200 - Repair and maintenance services of firefighting equipment
- 50511000 - Repair and maintenance services of pumps
- 50511100 - Repair and maintenance services of liquid pumps
- 50511200 - Repair and maintenance services of gas pumps
- 50710000 - Repair and maintenance services of electrical and mechanical building installations
- 71314100 - Electrical services

- 71630000 - Technical inspection and testing services
- 79711000 - Alarm-monitoring services

## **Lot constraints**

Description of how multiple lots may be awarded:

The lots will be awarded as follows. A single successful supplier per Lot. A Supplier can tender for and be awarded to both lots

## **Not the same for all lots**

Contract locations are shown in Lot sections, because they are not the same for all lots.

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## **Lot LOT-0001. Mechanical & Electrical Works Goods and Services**

### **Description**

Mechanical & Electrical Services

This Lot will include, but is not limited to, the Goods and Services identified below. The Contracting Authority reserves the right to make changes to the content of the Lot based on Market Engagement Feedback.

Furthermore, it will include associated services such as new supply connections, general plumbing, pipework, and all other maintenance, replacement, and installation activities directly related to the Goods and Services.

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statutory inspections in relation to EPBD compliance (CIBSE TM44 guidance).

2. Booster Pump Installation
3. Booster Pump Servicing
4. Broadband Installation (Landlord areas)
5. Digital IRS Installation
6. Digital IRS Servicing
7. Disabled Adaptation Installation (M&E - such as audio/visual aids)
8. Disabled Adaptation Servicing (M&E)
9. Commercial Rewire (inc. high voltage)
10. Domestic Rewire
11. EICR (BLOCK)
12. EICR (COMMERCIAL)
13. EICR (DWELLING)
14. Electric Vehicle Charging Installation
15. Electric Vehicle Charging Servicing
16. Fire & Smoke Detection Installation (Domestic Dwellings)
17. Lightning Conductor Installation
18. Lightning Conductor Servicing
19. Portable Appliance (PAT) Testing
20. Rising & Lateral Mains Upgrade (Blocks/Buildings)

**Lot value (estimated)**

- £25,000,000 excluding VAT
- £30,000,000 including VAT

## **Contract locations**

- UKH2 - Bedfordshire and Hertfordshire
- UKH23 - Hertfordshire

## **Same for all lots**

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

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## **Lot LOT-0002. Fire, Safety and Security Works Goods and Services.**

### **Description**

Fire, Safety and Security

This Lot will include, but is not limited to, the below Goods and Services including passive and active fire safety works. The Contracting Authority reserves the right to amend the contents of this Lot. This lot excludes Fire Risk Assessments:

1. Alarm Monitoring Services
2. Automatic Opening Vent Installation
3. Automatic Opening Vent Servicing
4. Automatic Barriers Installation
5. Automatic Barriers Servicing
6. Automatic Doors Installation

7. Automatic Doors Servicing
8. Door Entry Installation (Commercial)
9. Door Entry Installation (Domestic)
10. Door Entry Servicing
11. Dry Riser Servicing
12. Emergency Lighting Installation (Domestic & Commercial)
13. Emergency Lighting Servicing (Domestic & Commercial)
14. Fire Alarm Installation (Domestic & Commercial)
15. Fire Alarm Servicing (Domestic & Commercial)
16. Fall Arrest System Servicing and Remedials
17. Fire Alarm Installation (Communal)
18. Fire Alarm Servicing/Testing
19. Fire Equipment Installation
20. Fire Equipment Servicing/Testing
21. Personal Protection Water Misting System Installation
22. Personal Protection Water Misting System Servicing
23. Sprinkler Installation
24. Sprinkler Servicing
25. Suppression Systems Installation
26. Suppression Systems Servicing
27. Warden Call System Installation
28. Warden Call System Servicing/Testing

## 29. Wet Riser Servicing

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

- £15,000,000 excluding VAT
- £18,000,000 including VAT

### **Contract locations**

- UKH23 - Hertfordshire

### **Same for all lots**

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

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## **Participation**

### **Particular suitability**

**Lot LOT-0001. Mechanical & Electrical Works Goods and Services**

**Lot LOT-0002. Fire, Safety and Security Works Goods and Services.**

Small and medium-sized enterprises (SME)

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## **Submission**

**Publication date of tender notice (estimated)**

3 August 2025

**Enquiry deadline**

23 August 2025, 1:00pm

**Tender submission deadline**

5 September 2025, 1:00pm

**Submission address and any special instructions**

Through the InTend Portal

**Tenders may be submitted electronically**

Yes

**Languages that may be used for submission**

English

**Award decision date (estimated)**

2 February 2026

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## Procedure

### Procedure type

Open procedure

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## Contracting authority

### Dacorum Borough Council

- Public Procurement Organisation Number: PGGG-5373-XYZX

The Forum, Marlowes

Hemel Hempstead

HP1 1DN

United Kingdom

Contact name: Procurement Altair

Telephone: 02079340175

Email: [procurementaltair@altairltd.co.uk](mailto:procurementaltair@altairltd.co.uk)

Region: UKH23 - Hertfordshire

Organisation type: Public authority - sub-central government

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## Other organisation

These organisations are carrying out the procurement, or part of it, on behalf of the contracting authorities.

### **Altair Consultancy and Advisory Services Ltd**

Summary of their role in this procurement: Agent for the Contracting Authority

- Companies House: 07463003

Tempus Wharf

London

SE16 4SA

United Kingdom

Contact name: Procurement Altair

Telephone: 07350398302

Email: [procurementaltair@altairltd.co.uk](mailto:procurementaltair@altairltd.co.uk)

Website: <http://www.altairltd.co.uk>

Region: UK144 - Lewisham and Southwark

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## Contact organisation

Contact [Altair Consultancy and Advisory Services Ltd](#) for any enquiries.