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Tender

Fire Remedial Works

Babergh District Council
Mid Suffolk District Council

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

Notice identifier: 2025/S 000-033521

Procurement identifier (OCID): ocds-h6vhtk-054f81

Published 19 June 2025, 7:39am

Scope

Reference

600/PR-10698

Description

The contract requires the delivery of remedial passive fire system actions following Fire Risk Assessments and planned programmes of

work for roof compartmentation works to properties owned and managed by Babergh District Council and Mid Suffolk District Council.

The works required include but are not restricted to:

- Passive fire system remedial works following Fire Risk Assessments
- Passive fire system works reported on a reactive basis
- Passive fire system works to include, but not limited to: Supply and install fire doors;

Repair to fire doors; Fire collars and pillows;

Sealing systems; Fire signage; Compartmentation; Loft hatches; Fire stopping; Electrical cupboards; Fire Dampers; Ironmongery

repairs and replacement; Fire rated glazing

- Planned programme roof compartmentation works

Total value (estimated)

- £10,000,000 excluding VAT
- £12,000,000 including VAT

Above the relevant threshold

Contract dates (estimated)

- 1 April 2026 to 1 April 2029
- Possible extension to 1 April 2031
- 5 years, 1 day

Description of possible extension:

It is intended that the Contracts will commence in April 2026, and run for a period of three years with the option for renewal, as

decided by BMSDC, for an extension of up to a further two years, subject to satisfactory reviews based upon performance and quality

of service and delivery. The maximum duration of the Contracts is therefore five years.

Main procurement category

Works

CPV classifications

- 44221220 - Fire doors
 - 45000000 - Construction work
 - 51700000 - Installation services of fire protection equipment
-

Lot LOT-0001. Lot A

Description

Lot A- Remedial passive fire system actions following Fire Risk Assessments and repairs.

Lot value (estimated)

- £5,000,000 excluding VAT
- £6,000,000 including VAT

Same for all lots

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

Lot LOT-0002. Lot B

Description

Lot B - Remedial passive fire system actions following Fire Risk Assessments and repairs.

Lot value (estimated)

- £5,000,000 excluding VAT
- £6,000,000 including VAT

Same for all lots

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

Participation

Legal and financial capacity conditions of participation

Lot LOT-0001. Lot A

Lot LOT-0002. Lot B

As defined within the tender documents.

Technical ability conditions of participation

Lot LOT-0001. Lot A

Lot LOT-0002. Lot B

As defined within the tender documents.

Particular suitability

Lot LOT-0001. Lot A

Lot LOT-0002. Lot B

- Small and medium-sized enterprises (SME)
- Voluntary, community and social enterprises (VCSE)

Submission

Enquiry deadline

14 July 2025, 1:00pm

Submission type

Requests to participate

Deadline for requests to participate

14 July 2025, 1:00pm

Submission address and any special instructions

<http://www.suffolksourcing.uk/>

Tenders may be submitted electronically

Yes

Languages that may be used for submission

English

Award decision date (estimated)

7 January 2026

Award criteria

Name	Description	Type
Simple description	Price - weighting 40% Technical Evaluation (Written Responses) 40% Technical Evaluation (Presented Response) 20% A Supplier can only be successful for one Lot. In the event that the same Supplier is top placed on both Lots at the conclusion of the evaluation process, the Lot priority stated within Document B1 will be taken into consideration.	Price

Weighting description

Price - weighting 40%

Technical Evaluation (Written Responses) 40%

Technical Evaluation (Presented Response) 20%

A Supplier can only be successful for one Lot. In the event that the same Supplier is top placed on both Lots at the conclusion of the

evaluation process, the Lot priority stated within Document B1 will be taken into consideration.

Other information

Payment terms

Please refer to Document A3 within the tender documents which includes the Form of Contract.

Description of risks to contract performance

The following risks have been identified that would impact the performance of the Contract, where the impact cannot be known at this

stage but may relate to a Contract modification if the risk was to materialise:

Risk of legislative changes, regulatory changes or changes in law during the term of a Contract

Risk of unforeseen changes to delivery/operational standards

Risk of changes in technology, IT solutions or systems

Risk of unforeseen increase in Contracting Authority budgets/increased volume of works/services

Risk of unforeseen circumstances that cause the value of the Contract to increase

(previous examples include BREXIT, war, pandemic
and the cost of living crisis)

Risk of unforeseen political impact

Risk of unforeseen increase in property volume

Conflicts assessment prepared/revised

Yes

Procedure

Procedure type

Competitive flexible procedure

Competitive flexible procedure description

This competitive flexible procedure procurement has been divided into two stages.

BMSDC invites Suppliers to express an interest in participating in the procurement process, via <http://www.suffolksourcing.uk/>

The Request to Participate documents include the Conditions of Participation Questionnaire (CPQ), which must be completed and submitted by Suppliers within the stated timescales to demonstrate the fact that they meet the minimum requirements set by BMSDC and are suitably experienced and qualified to undertake the Works being procured.

Based on its evaluation of the Responses, it is envisaged the seven highest scoring Suppliers, across all lots, will be Invited to Tender by BMSDC.

Suppliers must submit their Tender Response by the time and date stated in Document A1 of the Invitation to Tender. Following this, BMSDC will evaluate all Tender Responses against the criteria and weightings set out in Document A1 of the Invitation to Tender.

Contracting authorities

Babergh District Council

- Public Procurement Organisation Number: PYQM-3849-BJQL

8 Russell Road

Ipswich

IP1 2BX

United Kingdom

Email: procurement@baberghmidsuffolk.gov.uk

Region: UKH14 - Suffolk

Organisation type: Public authority - sub-central government

Mid Suffolk District Council

- Public Procurement Organisation Number: PJPW-1919-JTND

8 Russell Road

Ipswich

IP1 2BX

United Kingdom

Email: procurement@baberghmidsuffolk.gov.uk

Region: UKH14 - Suffolk

Organisation type: Public authority - sub-central government

Other organisation

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

Faithorn Farrell Timms

Summary of their role in this procurement: Procurement service

- Companies House: OC300053

Central Court, 1b Knoll Rise

Orpington

BR6 0JA

United Kingdom

Email: procurement@effefftee.co.uk

Region: UKI61 - Bromley

Contact organisation

Contact [Faithorn Farrell Timms](#) for any enquiries.